# OBSERVATIONS ON THE INFLUENCE OF LAND USE BYLAWS ON AGRICULTURAL LANDS IN ALBERTA

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# OBSERVATIONS ON THE INFLUENCE OF LAND USE BYLAWS ON AGRICULTURAL LANDS IN ALBERTA

## INTRODUCTION

This paper examines the potential influence of rural municipal land use bylaws, passed in accordance with the Planning Act, on the agricultural land base and agricultural operations in Alberta. In total, fifty-four rural municipal land use bylaws are reviewed. A number of issues of agricultural concern and interest will be canvassed, including: the siting of country residential developments; farmstead separations and first parcel subdivisions; rural mobile home parks; hobby farms; intensive agricultural operations; topsoil stripping; the siting of rural industrial parks; and the minimum extensive farming parcel size. An appendix (attached) offers the reader an opportunity to review the agricultural content of the surveyed municipalities land use bylaws.

Data relating to Canada Land Inventory (CLI) agricultural capability ratings were obtained by overlaying CLI maps, at a scale of 1:250,000, with maps provided by rural municipalities in their land use bylaw documents. Problems of map scale restrict the level of accuracy for detailed analysis. Variations in scale between municipal land use maps and the CLI maps may result in additional comparative problems. However, by surveying the acreage by soil classifications of lands identified for the aforementioned uses, it is possible to estimate the degree to which municipal land use bylaws remove better agricultural lands from production. Alberta Agriculture defines "better agricultural lands" as CLI classes 1, 2, 3, and 4.

This paper reviews existing land use bylaws in isolation from regional or general municipal plans. The author recognizes that concerns identified as a result of unspecified bylaws may be addressed by previously established statutes, regional or general municipal plans. Further, following completion of this survey, the Alberta Planning Board released two reports: "Revised Guidelines for Regional Plan Preparation and Revision" and a "Framework for Application of Regional Plan Guidelines". The Guidelines and Framework documents are designed to assist planning commissions in development of their

respective regional plans. Regional plans in turn, provide direction as general policy documents for municipal planning. At this time, the Alberta Planning Board introduced two concepts to assist in the conservation of agricultural land. One guideline provides for the conservation of better agricultural lands by requiring that Regional Plans define the criteria for their identification and directing competing land uses onto poorer quality alternative sites whenever feasibly possible. The second guideline permits a first parcel subdivision from any unsubdivided quarter-section in Alberta. Clearly these two guidelines will have a direct influence on future provincial agricultural land use patterns in Alberta.

NOTE: The views of the author, as presented in this report, do not necessarily represent the views of the division or department. Further, the contents of this paper represent information based on land use bylaws in place as of January 1, 1982, and do not reflect subsequent revisions.

## THE INFLUENCE OF LAND USE BYLAWS ON AGRICULTURAL LANDS AND AGRICULTURAL OPERATIONS:

### 1. Country Residential Developments

Alberta Regulation 132/78, Sec. 21(1), requires the subdivision approving authority to direct country residential parcels onto lands with a "low capability for agricultural use". This present statute is only four years old. However, municipalities have been zoning lands within their jurisdiction under past legislation; legislation which originally articulated agricultural land use siting considerations in 1967.

A review of rural land use bylaws indicates that twenty-three municipalities have lands identified for country residential development. Ten of these municipalities had greater than 50% of all country residential developments situated on CLI 1 - 4 lands. The Counties of Strathcona and Parkland, and the Municipal Districts of Sturgeon, Foothills and Rockyview, have the greatest country residential acreages of the surveyed municipalities. These

municipalities, all of which are adjacent to Edmonton or Calgary, account for 296,217 of 330,497 total acres designated for country residential use. However, the County of Parkland alone has approximately 195,000 acres designated for country residential development, of which approximately 132,000 acres are located on CLI 1 - 4 lands. Deletion of CLI class 4 soils from this review results in a range of 28 - 77% of all country residences continuing to be located on CLI 1, 2 and 3 soils for the municipalities adjacent to Edmonton and Calgary. This reinforces the initial assessment and indicates that a number of municipalities may have placed a higher priority on country residential use rather than farm use on better agricultural lands.

A possible indication for future developments can be determined by examining what, if any, soil criteria are currently used by municipalities in allocating country residential land. Twenty-five of fifty-four bylaws stipulate some type of soils classification prerequisite. Twenty use objective tests; that is, either country residences are prohibited on specific CLI soil classifications; or prohibited if the land is under production and has a farmland assessment rating of 40% or greater; or prohibited if the land is classified as arable or improved pasture. The remaining nine bylaws stipulate less tangible criteria (eg. the County of Ponoka prohibits development on land of high agricultural value and merely defines this as land capable of producing a reasonable crop).

Historical patterns of settlement and expansion occured along major watercourses and on better agricultural lands. As a result, today's large urban centers are located on and surrounded by better agricultural lands. Alberta's recent economic boom, and the generated affluence, created intensive country residential pressure in rural municipalities, particularly those adjoining large urban centers. While municipalities adjacent to Edmonton prohibit development on CLI class 1, 2 and 3 soils, municipalities surrounding Calgary have no criteria. Past trends indicate high percentages of country residential development on each region's CLI class 1 - 4 land base.

## 2. Farmstead Separation and First Parcel Subdivisions

The subdivision regulations allow subdivision of a farmstead from an unsubdivided quarter, or the first parcel out of a quarter section as exceptions to Sec. 21(1) of Alberta Regulation 132/78; the regulations which direct country residences onto lands with a low capability for agriculture.

Of the municipalities surveyed, thirty-four allow farmstead separations. Nine of these municipalities place additional restrictions on the subdivision of farmsteads. The Counties of Thorhild and Forty Mile prohibit development on CLI class 1, 2 and 3 soils. The M.D. of Bonnyville requires the lands to be of low agricultural capability, and I.D. #15 requires a soil sample be submitted with the application. The County of Mountain View permits only fifteen subdivisions per year; I.D. #18 and the Counties of Vermilion River and Beaver require some indication that the land has actually been used as a farmstead; and the County of Lethbridge requires that lands be fragmented and not logically farmed. However, eleven of the thirty-four municipalities permit full ten acre farmstead separations.

Ten of the surveyed municipalities allow first parcel subdivisions. None place restrictions on development beyond those identified in the regulations. Given that there is little regulation for either farmstead separations or first parcel subdivisions at the municipal level; the potential exists for up to 6.25% (10 acres per quarter) of all agricultural lands to be removed from production. However, not all quarters, nor all better agricultural lands will be subdivided. Therefore, the impact will be significantly less than the potential. Note: Data on the degree to which either of these subdivisions occur on CLI class 1 - 4 lands is not available.

## 3. Rural Mobile Home Parks

One final area of country residential development considered was the siting of mobile home parks. Only the County of Grande Prairie designated lands specifically for mobile homes, therefore, assumptions regarding the potential impact of such developments on the agricultural land base cannot

be drawn. However, bylaws are invariably concerned with regulating amenities and park appearance rather than protecting the stock of better agricultural land.

4. Hobby Farms

Hobby farming could remove good agricultural land from efficient farming operations and its regulation should be of concern to the industry. Few bylaws specifically deal with this subject. The County of Strathcona allows small holdings of 10 to 20 acres, and I.D. #15 allows small holdings with a minimum of 10 acres. That so few bylaws address this issue suggests it may not really be a problem. Alternatively, the demand for such land use may be satisfied in other ways. Thirteen municipalities have designated country residential districts which allow minor agricultural pursuits. As a country residential parcel must be ten acres or less, the effect of such bylaws is to reduce the amount of land used by hobby farmers.

5. Intensive Agricultural Operations

Land use bylaws were examined to determine how they affect intensive agricultural operations. All but three municipalities allow intensive horticultural activities. This use is discretionary in thirty-eight communities and permitted in thirteen. Intensive livestock operations were discretionary uses in thirty bylaws; a permitted use in one and not considered by the balance.

Eight municipalities protect existing intensive livestock operations from encroachment by competing land uses. Seven of these eight, utilize the Minimum Distance Separation (MDS) formula and one a fixed distance within which a non-farming residence is prohibited. Several municipalities allow non-farming residences after the occupant has signed a declaration accepting any nuisance which may occur. In direct contrast to this limited protection; fourteen municipalities restrict the development of new intensive livestock operations using the MDS formula, certificate of compliance or a fixed distance.

Only the Counties of Ponoka, Wetaskiwin and Mountain View have explicit prerequisites before land is made available for intensive farming operations. In these counties, the applicant must demonstrate that the operation is "viable" - no definition of viable is given. Most municipalities do not appear to recognize a need to protect existing or developing intensive agricultural operations.

6. Topsoil Stripping

Topsoil stripping represents another way in which the supply of agricultural land may be depleted. Only three municipalities prohibit such activity; eleven require the Development Officer (D.O.) to be satisfied the land won't be left derelict or require the Soil Conservation Officer (S.C.O.) to comment on such a proposal.

7. Rural Industrial

Rural industrial use of agricultural land is dealt with by all fifty-four municipalities. Only the County of Beaver and I.D. #18 have any soil restrictions regarding the location of rural industries. The former prohibits development on "higher capability soils", the latter on soils with a 20% or greater agricultural capability. In addition, eleven communities control such development by requesting advisory comments on each proposal from a number of agencies, in particular Alberta Agriculture. Eight communities exert control by requiring development only in designated parks.

8. Minimum Parcel Size

The final aspect considered in this examination of rural municipal land use bylaws is the minimal parcel size permitted for extensive farming purposes. Twenty-seven bylaws stipulated 160 acres as the minimum with three of those allowing smaller areas if a quarter was fragmented by natural or physical barriers. Twelve bylaws allowed 80 acre parcels with four allowing smaller parcels if fragmentation occurs. The balance of the bylaws did not address this issue. Although it can be argued that 80 acre parcels do not necessarily divert agricultural land to non-agricultural uses, it has been demonstrated that allowing such splits does drive the per acre value of such land higher in comparison to 160 acre units.

## SUMMARY

Several topics taken from rural municipal land use bylaws have been examined to determine their influence on the agricultural land base and agricultural operations in Alberta. A number of concerns have been identified, although it remains difficult to accurately sum their potential impacts.

The siting of low density, land extensive, country residential developments is recognized as a primary area of concern for Alberta Agriculture. This report indicates that in the ten municipalities experiencing the greatest development pressure; existing levels of country residential developments occuring on better agricultural lands (CLI 1 - 4) exceed 50%. Seven municipalities currently have more than 2,200 acres each of CLI 1 - 4 lands allocated to country residential use. Therefore, in addition to protecting better agricultural lands, high density developments should be encouraged to minimize the amount of rural lands accommodating country residential uses.

Rural municipal attitudes towards intensive agricultural operations, such as; feedlots; hog and poultry operations; and so on, present a second area of concern. Less than half of the municipalities surveyed do not address siting considerations for intensive agricultural operations. A small proportion, considering that in Alberta, approximately 50% of total farm cash receipts are generated by livestock and the livestock products sector (cattle and calves alone contributed 30% of the total farm receipts in 1981).

Further, selected municipalities consider this rural activity only in terms of restricting development in consideration of the potential negative impacts to existing or future non-agricultural developments, such as country residences. CLI class 4, 5, and 6 lands are of primary importance to the livestock industry. Conflicts with the locating of scattered land extensive country residential developments will result when separation distance formulae alone begin to restrict future intensive agricultural operations. As the land base is relatively fixed, future growth will come from intensive land management, particularly within the livestock sector. Accordingly, more consideration could be given to the siting of intensive agricultural operations in rural municipalities.

The subject of establishing industrial sites in rural areas was addressed by all fifty-four surveyed municipalities. This level of attention reflects the importance rural municipalities place on rural industrial developments, and the benefits to be gained from such developments. The importance of rural industrial developments notwithstanding, siting considerations which recognize the agricultural resource and/or solicit input from affected government agencies prior to land allocation are indicated by only thirteen municipalities. Section 2.4 of the Alberta Planning Board's Rural Industrial Land Use Policy Guidelines, March 1981, indicates that lands having a relatively higher capability for agricultural production be preserved for that purpose and that fragmentation of such land for non-agricultural development purposes should be avoided whenever alternative courses of action are reasonably available.

In summary, selected municipal land use bylaws appear to favour protection of the industry, others are not so clear. What does appear certain is that there is no general theme found amongst the bylaws that agricultural uses have priority over other rural land uses. While this may not be significant considering the differing demands put upon different communities, neither is it a guarantee that the interests of the agricultural industry will always be met.

# A P P E N D I X

RURAL MUNICIPAL LAND USE BYLAW SUMMARIES

- SUMMARY TABLES (listed by Regional Planning Commission)
- COUNTIES (listed alphabetically)
- MUNICIPAL DISTRICTS (listed alphabetically)
- IMPROVEMENT DISTRICTS (listed numerically)

| | COUNTRY RESIDENTIAL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MULTI PARCEL COUNTRY RESIDENTIAL | | | | | | | | | FARMSTEAD/ 1st PARCEL OUT | | MOBILE HOME PARKS | | INTENSIVE LIVESTOCK OPERATIONS | | INTENSIVE HORTICULTURAL PURSUITS | | HOBBY FARMING | EXTENSIVE PARCEL SIZE | TOPSOIL STRIPPING | RURAL INDUSTRIAL | |
| MUNICIPALITY | SOIL OR OTHER RESTRICTIONS | TYPES OF DISTRICTS | DENSITY & PARCEL SIZE | ACRES DESIGNATED CR | CR ON SOIL CLASSIFIED CLI 1-6 | PERCENT | CR ON SOIL CLASSIFIED CLI #1,2,3 | PERCENT | PERMITTED PARCEL SIZE | SOIL CRITERIA | SOIL OR OTHER RESTRICTIONS | ACREAGE | DISCRETIONARY OR PERMITTED | PROTECTING OR RESTRICTING FACILITIES | DISCRETIONARY OR PERMITTED | PROTECTION OR RESTRICTIONS | | | | | DENSITY & PARCEL SIZE | SOIL OR OTHER RESTRICTIONS |
| PEACE RIVER R. P. C | | | | | | | | | | | | | N.B. Certificate of Compliance - C.C. Minimum Distance Separation - M.D.S. | | | | | | | | | | | |
| County of Grande Prairie #1 | Not Specified<br>Discretionary Uses Distinguish | CR-1 (Non Agr. Activity)<br>CR-2 (Minor Agr. Activity)<br>CR-3 (Minor Agr. Activity)<br>CR-4 (No Agr. Activity) | 1A/Q 1-5 Ac<br>1A/Q 5-10 Ac<br>2B/Q 5-10 Ac<br>2B/Q 5-10 Ac | 6160 | 5440 | 82% | 7640 | 63% | Not Specified | Not Specified | Not Specified | 680 | Soils 1-4 | Discretionary in Agr. Dist. 1-40 Ac | No C.C. or No M.D.S. | Discretionary in Agr Dist | Not Specified | Not Specified | Not Specified | Not Specified | 30 Ac. 2-5 Ac. Twigts | Re Restrictions on 2D/E Designated 10 Ac #3,4 10 Ac #5,6 | |
| Municipal District of Smoky River #130 | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Farmstead | Not Specified | Not Specified | Not Specified | Discretionary in Agr. Dist | No C.C. or M.D.S. | Discretionary in Agr Dist. | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | | |
| Municipal District of Spirit River #133 | Not Specified | CR-1<br>CR-2 | 1-B/Q 3-10 Ac<br>2-16 Q 3-10 Ac | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Farmstead 1-10 AC | Not Specified | Not Specified | Not Specified | Discretionary in Agr Dist | No C.C. or M.D.S. | Discretionary in Agr. Dist. | Not Specified | Not Specified | Not Specified | If D.O Satisfied Won't Develop Land | Not Specified | Not To Cause A Nuisance | | |
| Municipal District of Peace River #135 | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Farmstead 1-10 Ac | Not Specified | Not Specified | Not Specified | Conform to Agr. Code of Practice | No C.C. or M.D.S. | Separate District Possibly for Hilly Climate North Bank Peace River | Not Specified | Not Specified | If D.C Satisfied Won't Develop Land | Not Specified | Not To Cause A Nuisance | | | | |
| Municipal District of Fairview #136 | Not Specified | CR-1<br>CR-2 | B/Q 1-5 Ac.<br>B-16/Q 1-5 Ac. | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Farmstead 1-10 Ac. | Not Specified | Not Specified | Not Specified | Discretionary in Agr Dist | No C.C. or M.D.S. | Discretionary in Agr. Dist. | Not Specified | Not Specified | 160 Ac. | Not Specified | Not Specified | Not Specified | | |
| Improvement District #16 | Not Specified | CR-2A (Minor Agr. Activity)<br>CR-2B (No Agr. Activity)<br>CR-3 (No Agr. Activity) | 5-10 Ac.<br>3-5 Ac<br>1-5 Ac. | 70 | 20 | 100% | 30 | 100% | Not Specified | Not Specified | 8 Units/Q Minimum 5 Ac. | Not Specified | Discretionary in Agr Dist | No C.C. or M.D.S. | Discretionary in Agr. Dist | Not Specified | Not Specified | 160 Ac | Discretionary in Agr and Forestry Districts | Not Specified | Not Specified | | |
| Improvement District #17 | Not Specified | CR-1 (No Agr. Activity)<br>CR-2 (Agr. Activity)<br>CR-3 (Lake Districts)<br>CR-4 (No Agr. Activity) | 1-5 Ac.<br>3-10 Ac.<br>5 Ac.<br>3-5 Ac. | 80 | 10 | 12.5% | 10 | 12.5% | Farmstead 1-10 Ac. | Not Specified | 6 Units/Ac. Minimum 5 Ac. | Not Specified | Discretionary in A-1 Dist | No C.C. or M.D.S. | Discretionary in A-1 Dist | Not Specified | Not Specified | 160 Ac. | S.E.D. to Advise | Not Specified | Not Specified | | |
| Improvement District #19 | Not Specified | CR-1 (No Agr. Activity)<br>CR-2 (Agr. Activity)<br>CR-3 (No Agr. Activity) | 1-5Ac.<br>5-10 Ac.<br>1-5 Ac. | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Farmstead 1-2 Ac. | Not Specified | 8 Units/Q Minimum 5 Ac. | Not Specified | Discretionary in A-1 Dist. | No C.C. or M.D.S. | Discretionary in A-2 Dist | Not Specified | Not Specified | 160 Ac. | Discretionary in A-2 and Forestry Dist | Not Specified | Not Specified | | |
| Improvement District #20 | Not Specified | CR-1 (No Agr Activity)<br>CR-2 (Agr. Activity)<br>CR-3 (No Agr. Activity) | 1-5 Ac<br>5-10 Ac.<br>1-5 Ac. | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Farmstead | Not Specified | 8 Units/Q Minimum 5 Ac | Not Specified | Discretionary in A-1 Dist | No C.C. or M.D.S. | Discretionary in CR-2 Dist. | Not Specified | Not Specified | 160 Ac | S.E.D. to Advise | Not Specified | Not Specified | | |

| | Country Residential Activity | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Multi-Parcel Country Residential | | | | | | Transitional Lot Parcel Out | | Prime Agricultural Lands | | Intensive Agricultural Operations | | Intensive Non-Agricultural Purposes | | Heavy Farming | Intensive Farm Size | Topsoil Stripping | Rural Industrial | |
| Municipality | Soil Or Other Restriction | Zoning Of Districts | Density & Parcel Size | Acres Designated CR | CR On Soil Classifies Sl. Pt. 2,3 | Percent | CR On Soil Classifies Sl. Pt. 2,3 | Percent | Permitted Parcel Size | Soil Criteria | Soil Or Other Restriction | Discretionary Or Prohibited | Restricting Or Restrictive Facilities | Discretionary Or Prohibited | Restriction Or Restrictions | | | | | Density & Parcel Size | Soil Or Other Restrictions |
| Prairie River R.P.C. - Cont'd | | | | | | | | | | | | | | | | | | | | | |
| Improvement District #21 | Not Specified | CR-1 (No Agr. Activity) CR-2 (Minor Agr. Activity) CR-3 (Agr. Activity) CR-4 (No Agr. Activity) | 1-5 Ac. Activity) 5-10 Ac. 1-5 Ac. 40/0 | Not Specified | Not Specified | | Not Specified | | Not Specified | Not Specified | 5 Units/Q Minimum 5 Ac. | Not Specified | Discretionary A-2 | No C.C. or M.D.S. | Discretionary A-2 | Not Specified | Not Specified | 160 | Discretionary A S.U.C. In Advance | Not Specified | Not Specified |
| Improvement District #22 | A-1 District On Pt. 2,3 or Soil With A-1 Greater Agr. Capability | CR-1 (No Agr. Activity) CR-2 (Minor Agr. Activity) CR-3 (No Agr. Activity) CR-4 (No Agr. Activity) CR-5 (No Agr. Activity) | 1-10 Ac Activity) 1-10 Ac Activity) 3-5 Ac 7.5 Ac Activity) Lake Dist | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | 8 Units/Q Minimum 5 Ac. | Not Specified | Discretionary A-1, A-2 Districts | No C.C. or M.D.S. | Discretionary A-1, A-2 | Not Specified | Not Specified | 160 | Discretionary A S.U.C. In Advance | Not Specified | CR-1 - Appropriate In Rural Area CR-2, - Site Specific |
| Improvement District #23 | BYLAW NOT RECEIVED | | | | | | | | | | | | | | | | | | | | |
| Fondwtok R.P.C. | | | | | | | | | BYLAW NOT RECEIVED | | | | | | | | | | | | |
| County Of Strathcona #20 | No CR on C.U. #1,3 | | 7-10 Ac | 20,372 | 16,297 | 80% | 6447 | 31% | 1st Parcel Out 7-10 Ac. | Not Specified | Not Specified | Not Specified | Discretionary Agr. Dist. | M.D.S. For Existing and Future Facilities | Permitted | Not Specified | (Not Indicated) Plus Ac. Of Land Not Cultivated | 30 (Not Indicated) | Not Specified | Not Specified | May Have Advisory Comment From Not Of Agencies |
| County Of Leduc #75 | No CR on C.U. #1,2,3 | | 40/Q | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | 1st Parcel Out | As Per S.21 AR 132/78 | Not Specified | Not Specified | Discretionary Agr. Dist. | M.D.S. For Existing and Future Facilities | Permitted Agr. Dist. | Not Specified | Not Specified | | Not Specified | Not Specified | Nisku Park 3300 Ac. On C.U. #2,3 - Development For Light Industrial, Industrial Outside Park |
| County Of Lac Ste. Anne #28 | No CR on C.U. #1,2,3 | | Individually Considered | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Farmstead 3 - 10 Ac. | None On First Parcel Out | Farm Proposal Individually Considered | Discretionary | C.C. Also No Facility Within 1 Mi. Of Urban Centre | Discretionary Agr. Dist. | Not Specified | Not Specified | 160 | Land Not To Be Adversely Affected | Not Specified | Advisory Comment From No. Of Agencies |
| County Of Parkland #31 | No CR in 501 of Soil #1,2,3 and Viable Agr. Unit | | Not Specified | 194,660 | 132,369 | 68% | 104,620 | 53% | Not Specified | Not Specified | Discretionary In CR District | Discretionary Agr. Dist. | No C.C. or M.D.S. | Permitted Agr. Dist. | Not Specified | Not Specified | Not Specified In Agr. Dist. | Not Specified | Not Specified | Not Specified |
| Municipal District of Sturgeon #90 | No CR on C.U. #1,2,3 | | 40/Q | 9030 | 5337 | 58% | 2528 | 28% | 1st Parcel Out | As Per S.21 AR 132/78 | Not Specified | Discretionary Agr. Dist. | M.D.S. Protects L Restricts | Discretionary Agr. Dist. | Not Specified | Not Specified | 80 | Not Specified | Not Specified | Not Specified |
| BATTLE RIVER R.P.C. | | | | | | | | | | | | | | | | | | | | | |
| County Of Ponoka #3 | No CR on Land of Low Agr. Value | | 20/Q | 1600 | 660 | 29% | 100 | 1% | Not Specified | Not Specified | Not Specified | | CR Not Within 800 M of Facility, Must Be Viable | | Must Be Viable | Not Specified | 160 | Not Specified | | Not To Conflict With Agr. Dist. or CR |
| County of Wetaskiwin #10 | CR on Land of Low Agr. Value | | 20/Q | 3655 | 1877 | 51% | 1507 | 41% | Not Specified | Not Specified | Not Specified | Discretionary In Agr. Dist. | M.D.S. Protects Tax 129 | No Dist. Permit | Must Be Viable | Not Specified | 160 on Good Soil 50 on Poor Soil | Not Specified | Not Specified | Not Specified |
| County Of Lamoure #22 | No CR on C.U. #1,2,3 East Of Tiffanie Line or On #1,2,3,4 West of Tiffanie Line | CR-A CR-B | 20/Q Minimum 0.5 Ha Minimum 12 Ha | 16,066 | 3586 | 22% | 106 | 1% | Farmstead Minimum 0.5 Ha | 1 per Quarter Section | 8 Units/Ac Minimum 5 Ac. | Not Specified | Discretionary In Agr. Dist. If Qualifies For C.C. and No Harm To Water | No C.C. Within 300 M of Residence or Urban Centre C.C. Required | Agr. Dist. Permits | Not Specified | Discretionary In CR 5 Dist. | 160 | Not Specified | | Must Not Cause Nuisance |

| | COUNTRY RESIDENTIAL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | MULTI PARCEL COUNTRY RESIDENTIAL | | | | | | | FARMSTEAD/ 1st PARCEL OUT | | MOBILE HOME PARKS | | INTENSIVE LIVESTOCK OPERATIONS | | INTENSIVE HORTICULTURAL PURSUITS | | HOBBY FARMING | EXTENSIVE PARCEL SIZE | TOPSOIL STRIPPING | RURAL INDUSTRIAL | |
| MUNICIPALITY | SOIL OR OTHER RESTRICTIONS | TYPES OF DISTRICTS | DENSITY & PARCEL SIZE | AREAS DESIGNATED CR | CR ON SOIL CLASSIFIED CLI 4-6 | PERCENT | CR ON SOIL CLASSIFIED CLI #1,2,3 | PERCENT | PERMITTED PARCEL SIZE | SOIL CRITERIA | SOIL OR OTHER RESTRICTIONS | MAGAZOL | DISCRETIONARY OR PERMITTED | PROTECTING OR RESTRICTING FACILITIES | DISCRETIONARY OR PERMITTED | PROTECTION OR RESTRICTIONS | | | | DENSITY & PARCEL SIZE | SOIL OR OTHER RESTRICTIONS |
| County of Flagstaff #29 | CR on Land of "Little Agr. Value" | A-1<br>New Construction Only A-2<br>Any Form of Single Family Housing B-1<br>Soil of No Agr. Value | 24/0 Minimum 3 Ac<br>24/0 Minimum 1 Acre<br>Minimum 2 Ac | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | in B-1 2-5 Ac | Not Specified | Not Specified | Not Specified | Permitted A1 & A2 Districts | No C.C. of M.D.S. Not Within 3 Mile of Urban Centre | Agr. Dist. Permits | Not Specified | Not Specified | Not Specified | Soil Not To Be Stripped | Not Specified | Not Specified |
| South Alberta B.P.L. (County of Newell) #6 | No CR on Prime Agr Land<br>No Def'n Not Specified | Not Specified | Not Specified | 166 | 127 | 110 | 127 | 110 | Not Specified | Not Specified | Not Specified | Not Specified | Discretionary in Agric. Urban Fringe | M.D.S. Used for Processing and Restricting | Agr. Dist Permits | Not Specified | Not Specified | 50 | Must Be Spread To Levels of Grass | | |
| County of Forty Mile #8 | | Not Specified | 6/0 Parcel Not Specified | 320 | 120 | 100% | 0 | 0% | Not Specified | Not Specified | Not Specified | Not Specified | Discretionary in A-2 | No M.D.S. or C.C. | Discretionary in Agr. Dist | Not Specified | Not Specified | 30 | Not Specified | Not Specified | Not Specified |
| Improvement District #1 | Not Specified | Not Specified | Not Specified | 658 | 153 | 53% | 55 | 8% | Not Specified | Not Specified | Minimum 5 Ac. | Not Specified | Discretionary in A-2 | No M.D.S. or C.C. | Discretionary in Agr. Dist | Not Specified | Not Specified | 30 | Not Specified | Not Specified | Not Specified |
| RID DEID B.P.L. (County of Stettler #6 | Not Specified | CR<br>(No Agr. Activities) (R-A<br>(Minor Agr. Activities) | Minimum 3 Ac<br>Minimum 3 Ac | 155 | 120 | 77% | 60 | 50% | Not Specified | Not Specified | Not Specified | Not Specified | Discretionary in Agr. Dist | Not Specified | Discretionary in Agr. Dist | Not Specified | Not Specified | As Per Certificate of Title | Discretionary | Not Specified | |
| County of Lacombe #14 | Not Specified | Not Specified | Not Specified | 786 | 761 | 97% | 576 | 75% | Not Specified | Not Specified | 6 units/Ac Minimum 5 Ac. | Not Specified | Permitted in Agr. Dist. or Min. 80 Ac. | No M.D.S. or C.C. | Permitted in Agr. Dist | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified |
| County of Mountain View #17 | General Municipal Plan Reserves C.L.I. Soils #1-6 for Agr use<br>Maximum 15 Per Year | Not Specified | 16/0 | 1394 | 69 | 5% | 229 | 16% | Farmstead Maximum Parcel 3 Ac.<br>1. Land Not Head for Efficient Farming<br>2. Owner Leaving Farming<br>3. Subdivision Appropriate<br>First Parcels Allowed | Maximum 15 Per Year | Not Specified | Not Specified | Discretionary Not less than 150 ac unless viable | No C.R within 1500 Ft | Not Specified | Not Specified | Not Specified | 160 | Not Specified | Not Specified | Industrial Park in Agricultural Zone |
| County of Paintearth #18 | Not Specified | Not Specified | Not Specified | 20 | 20 | 100% | 10 | 50% | Not Specified | Not Specified | Not Specified | Not Specified | Discretionary in Agricultural District | No C. of C. or M.D.S. | Market Garden in Agric. District | Not Specified | Not Specified | 160 | Discretionary in Agric. District | Minimum - 2 acres | Not Specified |
| County of Red Deer #23 | Not Specified | CR-A (no agric. activities)<br>CR-B (no agric. activities)<br>CR-AG (minor agr. activities) | 1-2 ac.<br>1-2 ac.<br>3-5 ac. | 2210 | 1679 | 76% | (County Does Municipal Assessment Around. | | Not Specified | Not Specified | 8 units/ac minimum 5 ac | Not Specified | Discretionary in Agricultural District | No M.D.S. or C. of C | Permitted in Agric District | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | (County Does Municipal Assessment Around. 2DC AC BP C1-1 AC 3 AC A. 2 C1. AG |
| Improvement District #10 | BY-LAW NOT RECEIVED | | | | | | | | | | | | | | | | | | | | |

| Municipality | Total in Owned Acres (Right) | Types of Zoning | Minimum Lot Size | Acres Designated | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions | Lot Size Exceptions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PALLISER R.P.C. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Municipal District of Starland #63 | Not Specified | No Multi-Parcel Districts | Not Specified | Not Specified | Not Specified | | Not Specified | | Not Specified | | Not Specified | Discretionary in Agric. Districts | Min. = D.S. or C. of C. | Permissible in Agric. Districts | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Tilsonbs Uses Municipal Assessment Records - 200 ac. on Ell #2 3. 40 ac. on Ell #6 |
| Municipal District of Acadia #39 | BY-LAW NOT RECEIVED | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Special Area #2 | BY-LAW NOT RECEIVED | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Special Area #3 | BY-LAW NOT RECEIVED | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Special Area #6 | BY-LAW NOT RECEIVED | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Improvement District #7 | Not Specified | No Multi-Parcel Districts | Not Specified | Not Specified | Not Specified | | Not Specified | | Not Specified | | Not Specified | Discretionary in Agric. District | Not Specified | Permissible in Agric. Districts | Not Specified | Not Specified | As for Certificate of Title | Not Specified | Not Specified | Not Specified | | | | | | | |
| CALGARY R.P.C. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| County of Vulcan #16 | Not Specified | No Multi-Parcel Districts | Not Specified | Not Specified | Not Specified | | Not Specified | | 1st Parcel Out | Not Specified | Not Specified | Discretionary in Agric. District | No C. of C. or M.D.S. | Discretionary in Agric. District minimum 2 acres | Not Specified | Not Specified | 160 | Not Specified | Not Specified | Development in Hamlet Industrial District | | | | | | |
| Municipal District of Foothills #31 | Not Specified | CR-8<br>CR-16 | 8/0 minimum 1.6 ha<br>16/0 minimum 0.8 ha | 12,730 | 11,110 | 87% | 9,850 | 77% | Permissible 1.5 - 4.0 ha | Not Specified | Not Specified | Permissible in Agric. District | Min. 457 m in residence | Discretionary in Agric. District | Not Specified | Not Specified | 160 | Not Specified | Not Specified | Not to Cause a Nuisance | | | | | | |
| Municipal District of Rocky View #44 | Not Specified | CR<br>SH (see hobby farm) | 16/0 2 ac. Min.<br>8/0 4 ac. Min. | 12,120<br>47,375 | 6,250<br>35,440 | 51%<br>75% | 5,275<br>32,230 | 43%<br>69% | Not Specified | Not Specified | Not Specified | Discretionary in Agric. District | Min. 457 m in residence | Discretionary in Agric. District | Not Specified | See SH (small holding under CR) | 160 | Not Specified | Not Specified | Not to Cause a Nuisance | | | | | | |
| Municipal District of Knowlton #68 | Not Specified | No Multi-Parcel Districts | | Not Specified | Not Specified | | Not Specified | | Permissible 4 - 10 ac. | Not Specified | Not Specified | Depends on District | No MDS or C. of C. | Discretionary in Agric. District | Not Specified | Not Specified | 160 | Not Specified | Not Specified | Development in Hamlet Industrial District | | | | | | |
| Improvement District #8 | Not Specified | No Multi-Parcel Districts | | Not Specified | Not Specified | | Not Specified | | Permissible | Not Specified | Not Specified | Discretionary in A-E District Permissible in A-2 | No MDS or C. of C. | Discretionary in A-E District. Permissible in A-2 | Not Specified | Not Specified | 160 | Prohibited | Not Specified | Development in Hamlet Industrial District | | | | | | |

| MUNICIPALITY | SOIL OR OTHER RESTRICTIONS | TYPES OF CONTACTS | MULTI-PARCEL COUNTRY RESIDENTIAL: DENSITY & PARCEL SIZE | MULTI-PARCEL COUNTRY RESIDENTIAL: AREAS DESIGNATED FOR | MULTI-PARCEL COUNTRY RESIDENTIAL: % ON SOIL CLASSIFIED CL #1-2,3 | PERCENT | % ON SOIL CLASSIFIED CL #1-2,3 | PERCENT | FARMSTEAD SUBDIVISION (NOT SET OUT): FARMSTEAD PARCEL SIZE | FARMSTEAD SUBDIVISION (NOT SET OUT): SOIL CRITERIA | MOBILE HOME PARKS: SOIL OR OTHER RESTRICTIONS | MOBILE HOME PARKS: AREAS | INTENSIVE LIVESTOCK OPERATIONS: DISCRETIONARY OR PROHIBITED | INTENSIVE LIVESTOCK OPERATIONS: PROHIBITED OR RESTRICTED FACILITIES | INTENSIVE AGRICULTURAL CONTRACTS: DISCRETIONARY OR PROHIBITED | INTENSIVE AGRICULTURAL CONTRACTS: PROTECTION OR RESTRICTIONS | HOBBY FARMING | EXTENSIVE AGRICULTURE: SIZE | TOPSOIL STRIPPING | RURAL INDUSTRIAL: DENSITY & PARCEL SIZE | RURAL INDUSTRIAL: SOIL OR OTHER RESTRICTIONS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DUNCAN RIVER S.P.C.** | | | | | | | | | | | | | | | | | | | | | |
| County of Vulcan #2 | BY-LAW NOT RECEIVED | | | | | | | | | | | | | | | | | | | | |
| County of Warner #5 | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | | | | Farmstead Parcel Size 1-10 ac | No Soil Restrictions | Discretionary Restrictions Not Specified | | Discretionary | MES and Decision Makers | Discretionary | Not Specified | Not Specified | Policy Allows for RC ac | Not Specified | Not Specified Discretion if RC | No Soil Restriction |
| County of Lethbridge #26 | Not Specified | Not Specified (see Prof. Planning Plan) | | Not Specified | Not Specified | | Not Specified | | Farmstead if Farmed and Not Especially Taxed | | Not Specified | | Discretionary in Agric. District | Existing Residents Proposed Facilities | Discretionary in Rural Urban Fringe District | Not Specified | Not Specified | 50 ac. divisions RC ac. irrigated | Prohibited | Not Specified | Min. 1 ac. 3 ac. on Cl. 1,2,3 |
| Municipal District of Carbston #6 | Not Specified | Not Specified | Not Specified | | | | | | | | Not Specified | Not Specified | Discretionary in Agric. District | No MDS (Cl. 1, 2, 3) | Discretionary in Agric. District | Not Specified | Not Specified | 80 | Not Specified | Not Specified | Discretionary in Agric. District |
| | NOTE | 1/4 PARCEL DESIGNATED AT ANY DISCRETION | | | | | | | | | | | | | | | | | | | |
| Municipal District of Foothills Creek #9 | BY-LAW NOT RECEIVED | | | | | | | | | | | | | | | | | | | | |
| Municipal District of Taber #14 | Not Specified | Not Specified | | Not Specified | Not Specified | | Not Specified | | Farmstead | Not Specified | Not Specified | | Discretionary in Agric. District | Non-Farming Residence Not to Be Closer than 1 mile | Discretionary in Agric. District | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Locate Carefully |
| Municipal District of Willow Creek #26 | Not Specified | Not Specified | Not Specified | | Not Specified | | | | Farmstead Discretionary Max. 10 ac | Not Specified | Not Specified | | Discretionary in Rural District | No MDS - than 1 mile of Feedlot | Discretionary in Rural District | Not Specified | Not Specified | 160 | Prohibited | Not Specified | Not Specified |
| | NOTE | MULTI-PARCEL DISTRICT NOT SPECIFIED. EXCEPTIONS DISCRETIONARY IN AG DISTRICT | | | | | | | | | | | | | | | | | | | |
| **MUNICIPAL AFFAIRS** | | | | | | | | | | | | | | | | | | | | | |
| County of Taymyr #1 | Prohibited on Cl. #1, 2,3, or if Land Arable or Improved Pasture | 1-3 ac. if No Agric. Activity<br>5-10 ac. if Agric. Activity | | Not Specified | Not Specified | | Not Specified | | Farmstead or 1ac. Parcel Out Permitted | Prohibited on Cl. #1, 2,3, or if Land Arable or Improved Pasture | 8 units/ac Min. 5 ac Parcel | Not Specified | Discretionary in Agric. District | Cl. of Enquirer Facility not to be within 1 mile of Urban Center | Discretionary in Agric. District | Not Specified | Not Specified | 80 | Not Specified | Not Specified | Not Specified |
| County of Beaver #9 | NOTE | Information Taken From Proposed General Municipal Plan as No By-Law Exists | | | | | | | Farmstead | Must Be not Have Been Habitable Not on Cl. #1,2,3,4 | 8 units/ac 5 ac. min. parcel | Not Specified | Not Specified | MDS used to Protect Neighbors Cl. #1-4 Discouraged | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not Specified | Not to Locate on Higher Capability Soils |
| | Prohibited on Higher Capability Land i.e. Cl. #1,2,3,4 | | 0.4 ha<br>2.0 ha | Not Specified | | | | | | | | | | | | | | | | | |
| | No New Proposals when 22% undeveloped Lots Exist | | | | | | | | | | | | | | | | | | | | |
| County of Barrhead #11 | Prohibited on Land Presently Under Agric. Production & Classified as Either Arable or Improved Pasture | Not Specified | Not Specified | Not Specified | Not Specified | | Not Specified | | Farmstead (no agr. pursuits) 0.4-1.2 ha (if agr. pursuits) 1.2-4.0 ha | Not Specified | 20 units/ha 2 ha min parcel | Not Specified | Discretionary in Agric. District A | Prohibited if within 1 km of Urban Area & Protected Agric. Prod. Land Level 1 | Discretionary in Agric. District A | Each Proposal Individually Considered | Not Specified | 64 ha | Not Specified | Not Specified | I.C. should request advisory comments from a number of agencies |

| Municipality | Soil Capability Restriction | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| County of Athabasca #12 | Prohibited on Land Presently Productive and with a ND1 Agric. Capability or Greater | No Multi-Parcel Districts | | Not Specified | | | | | Farmstead | Not Specified | 8 units/ac 5 ac. min parcel | Not Specified | Discretionary in Agric. District | [illegible] | Discretionary in Agric. District | Not Specified | Not Specified | | 80 | Not Specified | | Not Specified |
| County of Smoky Lake #13 | Prohibited on Land Productive or Presently Classified as Suitable for Improved Pasture and Having an Agric. Capability of ND3 or More | Not Specified | | Not Specified | Not Specified | | Not Specified | | Farmstead or 1st Parcel Out | Not Specified | 8 units/ac 5 ac. min parcel | Not Specified | Discretionary in Agric. District | Must Qualify for L of C Not to Be Within 1 mile of Urban Center | Discretionary in Agric. District | Not Specified | Not Specified | | 160 | Not Specified | | Not Specified |
| County of St. Paul #19 | Development to be Suitable for a Rural Agricultural and Other Purposes | Not Specified | | Not Specified | Not Specified | | Not Specified | | Farmstead Minimum 5 acre | Not Specified | Less than 80 units per parcel | Not Specified | Discretionary in Mixed Agricultural District | Not Specified | Discretionary in Mixed Agricultural District | Not Specified | Not Specified | | 80 | Not Specified | | Not Specified |
| County of Two Hills #21 | Prohibited if under Production as a ND1 or Greater Agric. Capability | Not Specified | | Not Specified | Not Specified | | Not Specified | | Farmstead or 1st Parcel Out | Not Specified | 8 units/ac 5 ac. min parcel | Not Specified | Discretionary in Agric. District | Not within 1 mile of an urban center | Discretionary in Agric. District | Not Specified | Not Specified | | 80 | Not Specified | | D.C. may request comments from agencies incl. Alta. Agric. |
| County of Barrhead #24 | May Be Prohibited if under Production and has a ND2 or Greater Agric. Capability | Not Specified | | Not Specified | Not Specified | | Not Specified | | Farmstead 3-5 ac. established at least 3 years | Not Specified | For CP Soil Restrictions 5 ac. min. parcel | Not Specified | Discretionary in Agric. District | Must Qualify for L of C Not to Be within 1 mi. of urban center | Discretionary in Agric. District | Not Specified | Not Specified | | 160 | Not Specified | | D.C. may request comment from agencies incl. Alta. Agric. |
| County of Minnehaha #27 | May Be Prohibited if under Production and has a ND1 or Greater Agric. Capability | Not Specified | | Not Specified | Not Specified | | Not Specified | | Farmstead or 1st Parcel Out | Not Specified | 8 units/ac 5 ac. min parcel | Not Specified | Discretionary in Agric. District | Not Specified | Discretionary in Agric. District | Not Specified | Not Specified | | 160 | Not Specified | | D.C. may request comments from agencies, incl. Alta. Agric. |
| County of Lamont #30 | Prohibited if under Production and has ND3 or Greater Agric. Capability | No Agric. Pursuits<br>Minor Agric. Pursuits | 1-3 ac. ND/C<br>3-5 ac. ND/C | 660 | 660 | 1002 | 86 | 171 | Farmstead 3-10 ac. | Prohibited if under Production and has ND3 or Greater Agric. Capability | 8 units/ac 5 ac. min parcel | Not Specified | Discretionary in Agric. District | Must Qualify for L of C Not Within 3 mile of Urban Center | Discretionary in Agric. District | Not Specified | Not Specified | | 80 | Not Specified | | D.C. may request comments from agencies, incl. Alta. Agric. |
| M.D. of Provost #52 | Prohibited if under Agric. Production and has ND1 or Greater Agric. Capability | No Agric. Pursuits<br>Minor Agric. Pursuits | 1-3 ac.<br>3-10 ac.<br>Sensitive Not Specified | Not Specified | Not Specified | | Not Specified | | Farmstead | Not Specified | 8 units/ac 5 ac. min parcel | Not Specified | Discretionary in Agric. District | Not Used to Promote Restricted Feedlots | Not Specified | | Not Specified | | 160 | Must Show D.C. Land Not Adversely Affected | | D.C. may request comments from agencies, incl. Alta. Agric. |

COUNTRY RESIDENTIAL DISTRICTS

| | | | MULTI-PARCEL COUNTRY RESIDENTIAL | | | | | | FARMSTEAD/ 1st PARCEL OUT | | MOBILE HOME PARKS | | INTENSIVE LIVESTOCK OPERATIONS | | INTENSIVE HORTICULTURAL PURSUITS | | HOBBY FARMING | EXTENSIVE PARCEL SIZE | TOPSOIL STRIPPING | RURAL INDUSTRIAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MUNICIPALITY | SOIL OR OTHER RESTRICTIONS | TYPES OF DISTRICTS | DENSITY & PARCEL SIZE | ACRES DESIGNATED CR | CR ON SOIL CLASSIFIED CLI 1-4 | PERCENT | CR ON SOIL CLASSIFIED CLI 5,6,7 | PERCENT | PERMITTED PARCEL SIZE | SOIL CRITERIA | SOIL OR OTHER RESTRICTIONS | ALBERTA | DISCRETIONARY OR PERMITTED | PROTECTING OR RESTRICTING FACILITIES | DISCRETIONARY OR PERMITTED | PROTECTION OR RESTRICTIONS | | | | DENSITY & PARCEL SIZE | SOIL OR OTHER RESTRICTIONS |
| Municipal District of Vermilion #64 | Prohibited if Under Agric. Production & Classified as A.able or Improved Pasture | No Agric. Pursuits<br>Minor Agric. Pursuits | 0.4 to 1.2 ha<br>1.2 to 4.0 ha<br>Density Not Specified | 320 | 0 | 0 | 0 | 0 | Farmstead 0.4 to 4.0 ha | Not Specified | 8 units/ac. 5 ac. min. parcel | Not Specified | Discretionary in Agric. District | Must Qualify for C. of C. Not within 1 mile of urban center | Discretionary in Agric. District | Not Specified | Not Specified | 160 | Not Specified | D.C. shall request comment from agencies incl. Alta. Agric. | |
| Municipal District of Bonnyville #87 | If Within Area Structure Plan, CR Only on Soils of Lowest Agric. Capability | Not Specified | Not Specified | 800 (Moose Lake) | 0 | 0 | 0 | 0 | Farmstead or 1st Parcel Out | If Within A.S.P. Must Conform to Soil Standards of Multi-Parcel CR | 8 units/ac 5 ac. min. parcel | Not Specified | Discretionary in Agric. District | No C. of C. or MDS | Discretionary in Agric. District | Not Specified | Not Specified | 160 | Not Specified | D.O. may request comment from agencies incl. Alta. Agric. | |
| Municipal District of Westlock #92 | Prohibited if Under Agric. Production & Classified as Arable or Imp. Pasture | No Agric. Pursuits<br>Minor Agric. Pursuits | 1-3 ac.<br>3-10 ac. Density Not Specified | Not Specified | Not Specified | | Not Specified | | Farmstead | Soil Standards as for Multi-Parcel CR | 8 units/Q 5 ac. min. parcel | Not Specified | Discretionary in Agric. District | Must Qualify for C. of C. Not within 1 mile of urban center | Discretionary in Agric. District | Not Specified | Not Specified | 160 | Not Specified | D.O. may request comment from agencies incl. Alta. Agric. | |
| Improvement District #15 | Not Specified | No Agric. Pursuits<br>Minor Ag. Pursuits | 1-3 ac. 16/Q<br>3-10 ac. 16/Q | Not Specified | Not Specified | | Not Specified | | Farmstead | Soil Sample & Use of Land for Last 10 yrs. Required | 8 units/Q 5 ac. min. parcel | Not Specified | Discretionary in Agric. District | No MDS or C. of C. | Formalized in Agric. Districts | Not Specified | Small Holding Min. 10 ac. | 80 | S.C.D. reviews application | Soil Study Required; Application to conform to "Guidelines for Reclamation of Land" | |
| Improvement District #18 | Not Specified | | 1-5 ac. 30/Q | 1120 | [illegible] | 53% | 0 | 0 | Farmstead if used in Connection with Agric. | Not Specified | 8 units/Q 3 ac. min. parcel | Not Specified | Discretionary in Agric. District | No MDS or C. of C. | Discretionary in Agric. Districts | Not Specified | Not Specified | 160 | Not Specified | Not on Land with 20% or greater Agric. Capability. | |

COUNTY OF ATHABASCA No. 12

Country Residential

1. General

   a) no subdivision on land currently under agricultural production with a 40% agricultural productivity capability or higher.

   b) an exception to above is made for 1 parcel per quarter, including existing farmsteads.

   c) there is no CR district; CR development is allowed anywhere in the County, other requirements being met.

   d) country residential sites with no agricultural pursuits shall be between 1 and 3 ac.

   e) where minor agricultural activities occur, areas shall be between 3 and 10 ac.

2. Farmsteads

   a) separation is allowed whether on agriculturally productive soil or not for existing farmsteads.

   b) area is to be between 1 and 10 acres, however, the physical features of the site may be considered.

3. First Parcel Out

   This issue is not considered.

4. Physically Separated Parcels

   Not considered.

5. Multi- Parcel Subdivisions

   a) no restriction on density per quarter providing the land is of low agricultural productivity.

   b) Schedule A Map reveals no multi-parcel subdivisions to date.

6. Mobile Home Parks

   a) no soil restrictions

   b) minimum area of 5 ac.

   c) maximum density 8 units/acre.

County of Athabasca (2)

Rural Industrial

1. no district specified: each application individually considered re: reason for specific location.

2. Schedule A Map reveals no designation.

Intensive Livestock Operations

1. no location is to be within 1 mile of an urban center if development of land in the urban center may be hampered; must qualify for a Certificate of Compliance.

2. all other criteria are selected by the Development Officer/ Municipal Planning Commission, on an individual basis.

3. no protection is given existing operation.

sive Horticulture

1. assessed on the same basis as intensive livestock operations (excluding a Certificate of Compliance).

Hobby Farms

Not specifically mentioned.

80 Acre Splits

1. allowed for permitted uses of agricultural land (farming and incidental activities and buildings).

2. exceptions -

   a) where parcel fragmented by natural or physical barriers.

   b) where the original quarter section is less than 160 acres - with a minimum of 70 acre split.

COUNTY OF BARRHEAD No. 11

Country Residential

1. General

   a) development prohibited on land presently under agricultural production and classified as either arable or improved pasture.

   b) parcel size

      i) if no agricultural pursuits - 0.4 ha to 1.2 ha

      ii) if minor agricultural pursuits - 1.2 ha to 4.0 ha

      iii) if a fragmented parcel - subdivision approving authority shall determine.

2. Farmsteads

   a) despite "1(a)" the subdivision of one parcel per quarter (including existing farmsteads) shall be permitted.

   b) subdivision approving authority may modify "1(b)i" where physical or natural features are considered part of the farmstead.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Development

   a) permitted on land not classified as arable or improved pasture.

5. Mobile Home Parks

   a) to comply with the standards of the C.M.H.C.

   b) minimum site area of 2 ha

   c) maximum density - 20 homes per ha

Rural Industrial

1. no specific district
2. D.O. shall request advisory comments from a number of agencies including Alberta Agriculture.
3. each application shall include reasons for that specific location any any other information reasonably required by the D.O.

Intensive Horticulture

1. a discretionary use in Agricultural District "A"
2. all proposals considered by D.O./M.P.C. individually with consideration for items such as:
   a) site selection
   b) waste disposal
   c) first owner priority
   d) distance from roads and water sources.

Intensive Livestock Operations

1. a discretionary use in Agricultural District "A"
2. see "2" from Intensive Horticulture
3. no development if within 1.6 km of an urban municipality if the presence of livestock may prevent the development of that municipality in the foreseeable future.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. minimum extensive farming parcel is 64 ha
2. exceptions -
   a) where a discretionary use is allowed
   b) where the parcel is fragmented by a natural or physical barrier.

THE COUNTY OF BEAVER No. 9

NOTE: The following is a summary of the proposed General Municipal Plan for the County of Beaver. It has not yet been adopted by the Council, however, as no Land Use Bylaw exists for the County, it represents the best available information on how land and in particular, agricultural land, will be developed in the County of Beaver.

Goal of Plan

"To conserve and enhance the County's agricultural and rural character by minimizing the negative impacts of growth and development."

Agriculture

1. agriculture is regarded as the most important land use activity in the County. Agricultural uses are to be given priority over other uses when a conflict occurs.

2. there are two general land use areas:

   a) Agricultural Use Area - comprised of higher capability agricultural land (land with a CLI rating of $1,2,3,4).

   b) Rural Use Area - comprised of lower capability agricultural land (CLI rating 5,6,7,0).

   c) the Agricultural Area shall be conserved for agricultural uses.

   d) minimum parcel size in the Agricultural Area shall be all the land contained on the Certificate of Title.

   e) minimum parcel sizes for other areas per the specific policies of each district.

3. fragmentation:

   a) agricultural land taken for roads, rail lines, pipelines, etc., should minimize fragmentation.

4. intensive livestock operations

   a) operators are encouraged to obtain a Certificate of Compliance.

   b) the MDS formula is used to protect existing intensive livestock operations and to protect other land users close to a proposed siting of such a facility.

County of Beaver (2)

Country Residential

1. a legitimate use of land providing there is no interference with the agricultural economy.

2. parcels to be from 0.4 to 2.0 ha

   a) farmsteads may be larger to accommodate shelterbelt or ancillary buildings.

3. CR not to be on "higher capability agricultural lands".

4. Multi-Parcel Subdivisions

   a) definition: 2 or more CR parcels per quarter

   b) only permissible on the "lower capability agricultural lands"

   c) no new proposals accepted when 225 or more undeveloped lots remain

5. Farmsteads

   a) permitted in the Rural and Agricultural Use Areas

   b) maximum of 1 per quarter

   c) farmstead: habitable or once habitable residence used in the production of crops or livestock.

6. Fragmented Parcels

   a) definition: separated from quarter by natural or physical barriers.

   b) permitted in the Rural and Agricultural Use Areas

   c) maximum of 1 per quarter

   d) parcel size from 0.4 to 8 ha.

Resource Extraction

1. Statement of Intent: to encourage resources industry yet protect agricultural land from detrimental effects.

2. Objective: to ensure disturbed land returned to former or better agricultural capability.

3. Policy: should locate on "lower agricultural capability soils".

County of Beaver (3)

Rural Industrial

1. Statement of Intent: to diversify economy away from non-renewable resources; to encourage the use of clustering though the need of site specific industries acknowledged.

2. Policy

   a) not to locate on "higher capability agricultural land"

   b) industries without unique site requirements should be located in rural industrial parks.

Urban Expansion

1. Policy

   a) existing municipalities should be encouraged to minimize development of "higher capability agricultural land".

COUNTY OF CAMROSE No. 22

Country Residential

1. General

   a) there are two CR districts, neither with a soils requirement stipulated in the Bylaw.

   b) CR - A

      i) minimum area 0.5 ha, no maximum,

      ii) density: maximum 24 parcels/quarter

      iii) Battle River Regional Plan prohibits CR development on soils #1, 2, 3, east of the climate line, and on soils #1, 2, 3, 4, west of same.

      iv) the practice of the Commission has been to prohibit CR development also on soils #4 east of the line and on #5 west of the same.

      v) 400 acres are so designated; 200 acres on #2; 200 acres on #6.

   CR - B

      i) minimum area 12 ha, no maximum.

      ii) no density restrictions.

      iii) see b(iii) and b(iv).

      iv) approximately 13,920 acres are so designated; 906 acres on #3; 2400 on #4; and 10,560 on #5.

2. Farmstead Separation

   a) minimum area: 0.5 ha; maximum determined by physical and/or natural barriers.

   b) no soils requirement in Bylaw.

3. First Parcel Out

   a) one serviced parcel per quarter section - applicable to farmstead separation.

4. Multi-Parcel Subdivision

   a) see CR - General, and distinctions between CR-A and CR-B.

5. Mobile Home Parks

   a) subject to the same subdivision regulations as standard housing.

County of Camrose (2)

Rural Industrial

1. no soil restrictions
2. only prohibition is against causing a nuisance.
3. 9.73 acres so designated.

Intensive Livestock Operations

1. may not be located within 300 m of the nearest residence or within 1 km of an urban area.
2. a Certificate of Compliance is required.
3. no protection given existing facilities.

Intensive Horticulture

1. a permitted use in the Agricultural district.
2. no maximum, minimum parcel sizes.

Hobby Farms

1. a discretionary use in CR-B district.
2. minimum area as per Council or D.O. recommendations.

80 Acre Splits

1. minimum acreage for extensive farming is 160 acres, unless a smaller parcel existed prior to the Bylaw's enactment.

COUNTY OF FLAGSTAFF No. 29

Country Residential

1. General

a) there are 4 CR classifications - CR - A1, CR - A2, CR - B1 and CR - B2.

b) CR - A1 and CR - A2

i) deal with multi-parcel subdivision

c) CR - B1 and CR - B2

i) deal with single parcels of larger size than CR - A1 or CR - A2.

ii) CR - B1 deals with farmsteads.

iii) CR - B2 - minimum acreage of 2 ac., maximum set by D.O., to be on soils of little or no agricultural value.

2. Farmstead Separations

a) CR - B1 designation

b) minimum 2 ac., maximum 5 ac., although natural or physical barriers may be considered.

3. First Parcel Out

Not specifically considered.

4. Multi-Parcel Subdivision

a) CR - A1 and CR - A2 designations.

b) minimum area of 1 ac., no maximum.

c) no soil restrictions.

d) Schedule A Map reveals no multi-parcel subdivision.

e) maximum density 24 units/parcel.

County of Flagstaff (2)

5. CR - B2

a) to be on soils of "little or no agricultural value". No definition has been given, (however, see Camrose synopsis for the Battle River Regional Plan and a definition).

b) minimum 2 ac., maximum set by D.O.

c) uses: any form of non-intensive agriculture.

6. Mobile Home Parks

Not specifically considered.

Rural Industrial

Any use permitted providing it does not constitute a nuisance to adjoining land users.

Intensive Livestock Operations

1. not permitted in the Agricultural District if within 1 mile of an urban area and same would prevent the development of land in the urban area.

2. a discretionary use in CR - B1 and CR - B2 with the approval of the Medical Officer.

3. no requirement for a Certificate of Compliance or that the MDS formula be used.

4. no protection given existing facilities.

Intensive Horticulture

1. permitted in Agricultural District; discretionary in the CR-B1 and CR-B2 districts.

2. no restrictions on size excepting general CR-B1, CR-B2 requirements.

Hobby Farming

Not specifically considered.

80 Acre Splits

Not specifically considered.

Miscellaneous

Topsoil not to be removed unless D.O. shown that it will not derelict the soil.

COUNTY OF FORTY MILE No. 8

Country Residential

1. General

   a) permitted in the Agricultural district as a discretionary use

      i) maximum 2 parcels/quarter

      ii) minimum site area per the MPC

   b) permitted in the multi-parcel subdivision district.

2. Farmsteads

   Not specifically dealt with.

3. First Parcel Out

   Not specifically dealt with

4. Multi-Parcel Subdivision

   a) no soil restriction; Bylaw has designated certain areas as CR.

   b) 320 acres of #4 soil are so designated.

   c) maximum density of 6 parcels/quarter.

   d) minimum parcel size - none, unless no water or sewage services in which case each site is to be at least 0.809 ha.

5. Mobile Home Parks

   a) a discretionary use with the Hamlet District

   b) no soil, area or density restrictions.

Rural Industrial

1. no such designation.

2. The Industrial District has no soil restrictions however, the Bylaw has designated 1280 acres as Industrial, all of which are on soils #4 or $6, except 160 acres #3.

3. minimum area of 64.75 ha required.

County of Forty Mile (2)

Intensive Livestock Operations

1. a discretionary use in the Agricultural District.

2. no requirement for a Certificate of Compliance or that the MDS formula be used either to protect existing operations or restrict potential ones.

Intensive Horticulture

1. a discretionary use within the Agricultural District.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. the minimum parcel size for extensive agriculture is 32.375 ha

COUNTY OF GRANDE PRAIRIE No. 1

Country Residential

I. General

a) Bylaw #1238 has an elaborate scheme of CR classifications as well as allowing CR subdivision of land designated as agricultural.

b) there is no requirement that land have a low agricultural capability - as shown later - significant amounts of CR lands are on #2 and #3 soils.

c) CR-1 land; minimum 3 acres - maximum 5 acres; density of 15 per quarter - no land yet designated.

d) CR-2 land; parcel size 5 - 10 acres; density 15 parcels per quarter. 11 quarters so designated (1760 ac.) with 5½ quarters on soils #2 or #3, 4 quarters #4, 1½ quarters #6.

e) CR-3 land; parcel size 5 - 10 acres; density 30 parcels per quarter. 11 quarters (1760 ac.) designated; 8 on soils #2 and #3, 3 on #5, 6, 7.

f) CR-4 land; parcel size 5 - 10 acres; density 30 parcels per quarter. 1 quarter, on #3 soil, so designated.

N.B. - the discretionary uses for CR-3 and CR-4 distinguish each from the other. CR-4 is more restrictive.

- density expressed as including the balance of the quarter as 1 parcel.

g) CR-5 land; parcel size 3 - 5 acres; density 40 parcels per quarter. 3 quarters designated (480 ac.) - 2 quarters on #2 or #3 soil, 1 quarter on #4 soil.

h) CR on land designated agricultural

i) AG-1 Designation; 1 - 10 acres; density 1/quarter

ii) AG-2 Designation; 1 - 10 acre parcels; density 3 parcels per quarter plus the balance of quarter.

iii) AG-3 Designation; 1 - 10 acres parcel size; parcel density - 1 residential designation per quarter.

iv) all residential designations under AG classes are discretionary uses.

County of Grande Prairie (2)

2. Farmsteads

Not specifically addressed.

3. First Parcel Out

Not specifically addressed

4. Physically Separated Parcels

Not specifically addressed

5. Multi-Parcel Subdivision

Considered under each CR classification

6. Mobile Home Parks

a) no soil restrictions

b) density: 50 - 150 units/quarter

c) 480 ac. so designated; 80 #2; 240 #3; 160 #4.

Rural Industrial

1. Rural Industrial Park

a) minimum 2 acres with at least 50% of the lots 5 acres or more; parcel density 30 per quarter.

b) no restrictions re possible interference with adjoining lands.

c) 2 quarters on #6 soil, so designated.

2. Rural Industrial

a) for large scale resource oriented manufacturing.

b) density at discretion of Council.

c) 20 quarters so designated; 40% on #3 soil, 10% on #4, and 50% on #5 and #6.

Intensive Livestock Operations

1. included in definition of intensive agricultural operations.

2. a discretionary use in the agricultural districts.

3. parcel size: 40 ac. or less

4. no requirements for a Certificate of Compliance or application of the MDS formula.

County of Grande Prairie (3)

Intensive Horticulture

1. a discretionary use in the agricultural districts.

2. parcel size: 40 ac. or less

Hobby Farming

Not specifically considered.

80 Acre Splits

1. minimum parcel size for extensive agricultural use not specifically addressed.

2. however, parcel density restrictions (AG 1,2 allow 5 and AG 3 allows 3) per quarter suggests 160 acre parcel is the basic parcel.

COUNTY OF LACOMBE No. 14

Country Residential

1. General

   a) no requirement that CR be on land of poor agricultural capability.

   b) of 786 acres designated CR, 761 are on #1,2,3, 4 soils (40 on #1)

   c) there are limited standards required to be met to obtain CR designation (none touching soil types) - the majority dealing with lot requirements (setbacks, etc.).

   d) minimum size 3 acres; no specified maximum.

2. Farmsteads

   Not specifically dealt with.

3. First Parcel Out

   Not specifically dealt with.

4. Physically Separated Parcels

   Not specifically dealt with.

5. Multi-Parcel Subdivision

   Not specifically dealt with.

6. Mobile Home Parks

   a) no soil restrictions

   b) minimum area of 5 acres

   c) density: 6 units/acre

Rural Industrial

1. no specified district

2. 1212 acres designated, almost 1000 on #3 soil.

County of Lacombe (2)

Intensive Livestock Operations

1. no specified protection or restrictions.

2. intensive livestock operations fall under the general definition of farming and requires an 80 acre minimum area.

3. no requirement for Certificate of Compliance or MDS.

Intensive Horticulture

1. allowed under agricultural designation on 80 acres or more.

Dairy Farming

Not specifically dealt with.

80 Acre Splits

1. Only specifically dealt with regarding intensive agriculture; appears not to be permitted for extensive agricultural purposes.

COUNTY OF LAC STE. ANNE No. 28

Country Residential

1. Farmsteads

   a) if first parcel out, 1 subdivision shall be permitted with no soil restrictions.

   b) minimum areas:

      i) 0.2 ha - 1.2 ha where no agricultural pursuits

      ii) 1.2 ha - 4.0 ha where a minor agricultural pursuit

      iii) 0.4 ha - 4.0 ha for existing farmsteads - though a natural or physical feature may be considered.

2. First Parcel Out

   a) subdivision of one parcel per quarter shall be permitted with no soil restrictions.

3. Multi-Parcel Development

   a) prohibited on soils 1, 2, 3.

   b) may be permitted on other soils.

   c) minimum areas as above "1c".

   d) density considered at time of application.

   e) policy is not to designate as multi-parcel until development application approved.

4. Mobile Home Parks

   a) no reference to rural MHP.

   b) no soil restrictions - policy is to consider each proposal individually with soil type, services, etc. considered at that time.

   c) minimum size of 2 ha.

Rural Industrial

1. Site regulations and requirements based on type of industry and discretion of D.O.

2. D.O. shall require comment from a number of agencies including Alberta Agriculture.

County of Lac Ste. Anne (2)

Intensive Livestock Operations

1. each proposal individually considered; site selection, first owner priority, distance from roads, are criteria that may be considered.

2. no development within 1.6 km (1 mile) of an urban municipality if it may interfere with the growth of same within the foreseeable future.

3. Certificate of Compliance required.

4. discretionary use in the Agricultural District.

Intensive Horticultural Operations

1. same criteria under "1" of Intensive Livestock Operations.

2. a discretionary use in the Agricultural and Resort Districts.

Hobby Farms

Not specifically considered.

80 Acre Splits

1. Bylaw states two minimums - 160/80 acres. Practice is to generally require 160, but 80 allowed for intensive farming and other activities (according to Les Percy, D.C.) as approved by Council.

Miscellaneous

Topsoil removal permitted but applicant must satisfy D.O. land will not be adversely affected.

COUNTY OF LAMONT No. 30

Country Residential

1. General

   a) prohibited on lands presently under agricultural production and classified as either arable or improved pasture, and having a 40% agricultural productivity capability.

   b) on sites not subject to "a" above, subdivision permitted.

   c) CR designated land: 80 ac. CLI 2; 400 ac. CLI 4.

   d) parcel sizes - 1 - 3 ac. if no agricultural pursuits, parcel sizes - 3 - 5 ac. if minor agricultural pursuits.

2. Farmsteads

   a) must have habitable residence, well, electricity.

   b) parcels to be 3 - 10 ac., though influenced by natural or physical features.

3. First Parcel Out

   a) not specifically referred to

4. Multi-Parcel Developments

   a) soil restriction as per "1 a)".

   b) maximum density of 40 parcels per quarter.

5. Mobile Home Parks

   a) no soil restrictions

   b) min. 5.0 ac. parcels

   c) maximum density - 6 per acre.

Rural Industrial

1. regulation, requirements at discretion of Development Officer

2. a number of agencies may be requested to comment on application, Alberta Agriculture is one.

County of Lamont (2)

3. Schedule A Map reveals no rural industrial designation to date.

Intensive Livestock Operations

1. not permitted within one mile of urban center if it may interfere with the expansion of same in the foreseeable future.

2. applicant must qualify for a Certificate of Compliance.

Intensive Horticulture

1. discretionary use under Agricultural District designation.

2. no defined criteria for approval, each individually considered.

Hobby Farming

1. not specifically considered.

80 Acre Splits

1. minimum extensive farming parcel - 80 acres.

2. NOTE - Consideration being given to not allowing 80 acre splits.

COUNTY OF LEDUC No. 25

Country Residential

1. General

   a) no development on soils 1, 2, 3, unless it is the first parcel out.

   b) policy is to develop in the "primary area" - Ranges 22 & 23, Twp. 50 - soils generally #3, 4, with a significant part #2 (8 sections).

   c) minimum 10,000 $ft.^2$ if serviced for sewage only; 15,000 $ft.^2$ if serviced for water only and 20,000 if unserviced; maximum 10 ac. In practice, minimum size of approved lot is 1 ha.

2. Farmsteads

   Not specifically referred to, encompassed under First Parcel Out.

3. First Parcel Out

   a) allowed; (in conflict with Battle River Regional Plan), an exception to soils requirements.

4. Multi-Parcel Development

   a) density to be a maximum of 40 units/quarter.

5. Mobile Home Parks

   Not specifically considered.

Rural Industrial

1. major area is Nisku Industrial Park with approximately 7,000 developable acres - 3,000 acres designated on #2, 4, soils. Approximately ½ developed.

2. no other designated areas, though a discretionary use in the Agricultural District, policy allows for exceptions re: industry locating within the park; if source of raw materials of other mitigating factors.

County of Leduc (2)

Intensive Horticulture

1. no specific districts; market gardening, tree nursery, permitted uses in Agricultural District; other uses discretionary.

Intensive Livestock Operations

1. Discretionary uses in Agricultural Districts.
2. Protection: no multiple CR development within 1000 feet or MDS formula result - whichever is greater.
3. Restriction: no intensive livestock operation within 1000 feet or MDS formula result, whichever is greater, of a CR subdivision, urban area or hamlet.

Hobby Farming

Not specifically dealt with.

80 Acre Splits

1. 160 acres minimum area for extensive agriculture.
2. exceptions:
   a) parcel left after first out.
   b) intensive agricultural operation.
   c) separation by natural boundaries or surveyed right of way.

COUNTY OF LETHBRIDGE No. 26

Country Residential

1. General

   a) no designations of sites as CR; no CR districts.

   b) CR development is allowed in the agricultural district only on existing titles.

   c) there are no maximum/minimum parcel sizes.

   d) there are no soil restrictions.

2. Farmsteads

   a) subdivision allowed pursuant to the Regional Plan.

   b) Preliminary Plan -

      (i) farmstead to be limited in size to the extent of the original farmstead.

      (ii) the residual lot is not to be less than 75 acres.

      (iii) the existing dwelling or buildings must have been in existence before December 17, 1974.

      (iv) returning land to agricultural use must be uneconomical.

      (v) loss of agricultural facilities does not seriously compromise the agricultural use of the land.

      (vi) this provision only applies if the Land Use Bylaw of the municipality in which the subdivision is located permits the subdivision.

3. First Parcel Out

   Not specifically dealt with.

4. Multi Parcel Subdivision

   a) not specifically considered.

   b) Schedule A Map reveals no multi-parcel subdivision to date.

5. Mobile Home Parks

   Not specifically dealt with.

County of Lethbridge (2)

Rural Industrial

1. restricted to light industry with emphasis on agriculturally related enterprises.
2. minimum site 1 acre or as required by Development Officer.
3. 95 acres of #1; 70 of #2 and 40 of #3 soils have been so designated (205 in total).

Intensive Livestock Operations

1. discretionary uses in agricultural and urban-rural fringe districts.
2. no protection given existing operations.
3. may be located or expanded in above areas only if applicant establishes it is reasonable to do so. A Certificate of Compliance is required.

Intensive Horticulture

1. a discretionary use in the agricultural district; market gardening and nurseries are discretionary uses in the rural-urban fringe areas.
2. lot sizes not considered.

Hobby Farming

Not considered.

Acre Splits

1. for intensive agriculture, a minimum 160 acres are required on dryland or 80 acres for irrigated.

Miscellaneous

1. The sale of topsoil is prohibited.

COUNTY OF MINBURN No. 27

## Country Residential

1. General

   a) CR prohibited on lands presently under agricultural production classified either as arable or improved pasture and having a 40% agricultural productivity capability.

   b) despite "1 a)", subdivision of 1 parcel/quarter for CR (including existing farmstead) is allowed.

   c) parcels 1 - 3 acres are allowed if no agricultural pursuits; 3 - 10 if minor endeavours.

2. Farmsteads

   a) considered CR and not given special treatment.

   b) 1 farmstead/quarter may be subdivided. If so, first parcel or other CR development not allowed.

   c) minimum size - 1 acre; maximum - 10 acres; (however, consideration given to natural or physical barriers).

3. First Parcel Out

   a) not treated separately from farmsteads or other CR regulations - 1/quarter allowed despite "1 a)" above.

4. Multi-Parcel Subdivision

   a) only to be established where a plan of subdivision for this use has been approved by the Director of Planning per sections 20 - 22 of the Subdivision Regulations.

   b) Schedule A Map reveals no multi-parcel subdivisions to date.

## Rural Industrial

1. each application individually considered.

2. no restriction on soil classification or how agriculture affected - however, D.O. may request comments from a number of agencies including Alberta Agriculture.

County of Minburn (2)

Intensive Horticulture

1. a discretionary use in the Agricultural District.
2. no specific criteria - applications individually considered.
3. "intensive" includes tillage of land and animal husbandry.

Intensive Livestock Operations

1. no specific restrictions against or protection for same.
2. MDS not required.
3. see Intensive Horticulture.

Hobby Farming

Not specifically dealt with.

80 Acre Splits

1. a minimum of 80 acres required for parcels in the Agricultural Districts.
2. exceptions for fragmented parcels or when original quarter less than 160 acres - then a minimum of 70 acres.

Miscellaneous

Topsoil may be stripped; no restrictions for soil type or amounts.

NOTE: A NEW LAND USE BYLAW IS EXPECTED AFTER THE FALL OF 1982. IT WILL BE MORE SPECIFIC REGARDING INTENSIVE AGRICULTURE AND SPECIALTY FARMING.

COUNTY OF MOUNTAIN VIEW No. 17

Country Residential

1. General

   a) no requirements in the Bylaw that CR development be restricted to agriculturally capable land. However, the policy outlined in the General Municipal Plan reserves #1 - 4 soils for exclusive agricultural use with minor exceptions. Practice appears to bear out this policy; of 1394 CR acres - 9 are on #1, 60 on #3, 160 on #4, and the rest are on #5, 6, 7.

   b) Country Residential and Country Residential Agricultural sites must be a minimum 1 and 3 acres respectively. No maximum in the Bylaw, however policy is to normally allow 3 acres (although 10 acres may be so designated).

2. Farmsteads

   a) Bylaw doesn't specifically address.

   b) Policy stated -

      i) maximum of 3 acres, discretion to 10.

      ii) subject to CR requirements

         - restricted annual designation (30 designations; 15 CR, 15 farmsteads).

      iii) must demonstrate buildings and land no longer required for efficient agricultural use <u>and</u> owner leaving farming or retiring and subdivision "appropriate" (undefined). Preference given retiring farmers living on farmstead.

3. First Parcel Out

   a) The Bylaw requires a re-designation of land proposed to be subdivided when the proposal would result in two or more parcels of land being used for CR uses on a quarter section of land. By implication a first parcel out subdivision is permitted.

4. Physically Separated Parcels

   a) Bylaw doesn't specifically address.

   b) Policy doesn't specifically address.

5. Multi-Parcel Subdivisions

   a) maximum density of 10 CR parcels per quarter.

County of Mountain View (2)

6. Mobile Home Parks

Not specifically dealt with.

Rural Industrial

1. General policy is to encourage location in industrial parks and/or hamlets, although special consideration given to agricultural services or industries.

Intensive Livestock Operations

1. Bylaw allows as a discretionary use.

2. Policy

a) subdivision into parcels less than 160 acres not allowed unless -

i) use demonstrably viable.

ii) size demonstrably viable.

3. extent of protecting existing or proposed facilities; no CR within 1000 feet; no use of MDS; no Certificate of Compliance required.

Intensive Horticulture

1. See "Policy" under Intensive Livestock Operations.

Dairy Farming

1. not specifically addressed, however "Policy" under Intensive Livestock Operations is pertinent.

80 Acre Splits

1. See "Policy" under Intensive Livestock Operations.

COUNTY OF NEWELL No. 4

## Country Residential

1. General

   a) CR not be placed on "prime agricultural land", however, no definition of same is given.

   b) 1 - 10 acre parcels are allowed with consideration given to natural or physical barriers.

   c) Of 386 acres so designated, about 2/3 are on soils #5 and #6, the remainder on soils #1, 2, 3, & 4.

   d) CR are allowed on a discretionary basis in the agricultural and urban fringe districts.

2. Farmstead Separation

   Not specifically referred to.

3. First Parcel Out

   Not specifically referred to.

4. Multi-Parcel Subdivisions

   a) no density restrictions on CR designated land.

   b) Note: designated agricultural land no more than 3 contiguous lots of discretionary use may be subdivided from a quarter without a reclassification of the parcel.

5. Mobile Home Parks

   a) no soil restrictions.

   b) no density requirements.

   c) does not appear to have been considered as being located in a rural area.

## Rural Industrial

1. not a specific district; the same regulations for rural or urban sites.
2. over 1/3 of 1023 designation acres are on soils #1, 2, 3, & 4.

County of Newell (2)

Intensive Livestock Operations

1. all applications referred to Alberta Agriculture or Alberta Environment for MDS.

2. Protection: MPC ensures existing operations are not encroached upon by non-farm residential development.

3. Restriction: MPC will ensure MDS does not encroach on non-farm residential development.

4. only available as a discretionary use of agricultural districts.

Intensive Horticulture

Horticulture is a permitted use of agricultural lands.

Farming

Not specifically referred to.

80 Acre Splits

80 acre parcels are the minimum site areas used in agricultural districts, unless otherwise approved by MPC.

Miscellaneous

Topsoil may be removed - legumes or grass must be seeded.

COUNTY OF PAINTEARTH No. 18

Country Residential

1. General

   a) no soil restrictions

   b) minimum area:

      i) if no water or sewage services - 1 acre.

      ii) if no sewage - 1 acre.

      iii) if no water - 3/4 acre.

   c) no subdivision within the Agricultural District which would result in 2 or more CR parcels on a quarter unless the parcel is re-designated CR.

   d) of the 20 acres designated CR, 10 acres are on #3 soil and 10 on #4.

2. Farmsteads

   Not specifically dealt with.

3. First Parcel Out

   Not specifically dealt with.

4. Multi-Parcel Subdivision

   a) no minimum site area

   b) no maximum density specified

Rural Industrial

1. Bylaw refers only to an Industrial District.

2. no soil restrictions

3. minimum 2 acre parcels.

Intensive Livestock Operations

1. a discretionary use in the Agricultural District.

2. no restrictions and no protection given existing operations (ie. no use of the MDS formula or Certificate of Compliance).

County of Paintearth (2)

Intensive Horticulture

1. market gardening is a permitted use in the Agricultural District.

2. inexplicably, the minimum parcel size for a permitted use is 160 acres.

3. the use of a greenhouse is a discretionary use.

Hobby Farming

Not explicitly dealt with.

80 Acre Splits

1. the minimum parcel size is 160 acres for a permitted use in the Agricultural District.

2. the minimum size for a discretionary use is at the discretion of the MPC.

Miscellaneous

1. topsoil stripping is a discretionary use within the Agricultural District - no soil restrictions.

2. the Bylaw allows for a Mining Extraction District - no soil restrictions.

Country Residential

1. General

a) CR subdivision is permitted

i) in the Agricultural - Mixed Land Use District if 50% or more of the proposed site has soils classified as CLI #4,5,6, or 7; or 1,2,3,4 or 4-5 under the Storie Rating System. Also, the proposed site must be a non-viable agricultural unit. Site minimum is at the discretion of the MPC.

b) no figures are available for CR subdivision within the Agricultural - Mixed Land Use District.

c) there are no soil requirements similar to those in "1(a)(i)" above for CR subdivision district whether or not covered by an Area Structure Plan.

d) the breakdown of acreage and soil types in CR districts (whether or not covered by an Area Structure Plan) shows a practice of designating areas with poorer quality soils:

| Soil Type | Area Structure Plan | | Country Residential | | Total | |
|---|---|---|---|---|---|---|
| | Acres | Percentage | Acres | Percentage | Acres | Percentage |
| #1 | 520 | 1 | 1,000 | 1 | 1,520 | 1 |
| #2 | 2,720 | 4 | 11,000 | 9 | 13,720 | 7 |
| #3 | 7,840 | 11 | 34,220 | 27 | 42,060 | 22 |
| #4 | 21,520 | 29 | 52,960 | 42 | 74,480 | 38 |
| #5 | 30,320 | 41 | 16,000 | 13 | 46,320 | 24 |
| #6 | 6,520 | 9 | 4,120 | 3 | 10,640 | 5 |
| #7 | 0 | 0 | 0 | 0 | 0 | 0 |
| #0 | 3,520 | 5 | 5,920 | 5 | 9,140 | 5 |
| | 72,960 | 100 | 125,220 | 100 | 194,660 | 102 |

2. Farmsteads

Not explicitly dealt with.

County of Parkland (2)

3. First Parcel Out

   Not explicitly dealt with.

4. Multi-Parcel Subdivision

   a) a permitted use within an Area Structure Plan

   b) a discretionary use when no Area Structure Plan

   c) minimum site area is at the MPC's discretion

   d) there is no specified maximum density of parcels/quarter.

5. Mobile Home Parks

   a) a discretionary use with the CR District

   b) minimum site area at MPC's discretion

   c) not specified maximum density of parcels/site

Rural Industrial District

1. no rural industrial designation

2. Bylaw allows for:

   a) Industrial - Commercial Districts

   b) Industrial - Commercial Reserve District

   c) Resource Extraction Districts

3. none of the above districts have any soil restrictions.

Intensive Livestock Operations

1. a discretionary use within the Agricultural - Mixed Land Use District.

2. no Certificate of Compliance or application of the MDS formula is required.

3. no explicit protection given to existing operations.

Intensive Horticulture

1. a permitted use within the Agricultural - Mixed Land Use District.

2. minimum parcel size at MPC's discretion.

## County of Parkland (3)

### Hobby Farming

Not specifically dealt with.

### 80 Acre Splits

1. no minimum parcel size for agricultural uses within the Agricultural - Mixed Land Use District.

2. within the Urban Expansion District there is a 160 acre minimum.

### Miscellaneous

1. the Resource Extraction District does not have any soil restrictions.

COUNTY OF PONOKA No. 3

## Country Residential

1. General

   a) CR to be on land of "low" agricultural value - this being soil which, in the opinion of the D.A.B., is unable to produce a "reasonable" crop.

   b) minimum/maximum parcel sizes not considered.

   c) no consideration given to parcels fragmented by physical or natural barriers.

   d) 1600 acres are CR designated; 300 acres on #2 and #3 soil; 160 ac. on #4 and the remainder on #5.

   e) no CR in Restricted Agriculture Districts.
      Upon the petition of 2/3 of the agricultural operators in a defined area, Council may designate same as a Restricted Agricultural District to protect the district from having CR sites.

2. Farmstead Separation

   Not specifically considered.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivisions

   a) a maximum of 24 parcels per quarter.

   b) land of low agricultural capability may be re-subdivided to maximum 24 per quarter.

5. Mobile Home Parks

   Not specifically considered.

## Rural Industrial

1. not considered separately from the general industrial district.

2. stated policy is to situate industry where it won't conflict with agriculture or country residential districts. No more specific criteria re: type of soil a site may be located upon.

County of Ponoka (2)

3. 320 acres on #5 soil are so designated.

Intensive Livestock Operations

1. Protection of Existing operations

   a) application for a dwelling site within 800 meters of such an operation requires application to be commented on by Alberta Agriculture and for applicant to sign a declaration accepting the nuisances associated with an intensive livestock facility. Further, applicant accepts that there shall be no subdivisions allowed within 1000 feet of same.

2. such operations allowed in the agricultural districts, however applicant must establish size of operation viable enough to provide a "reasonable" living.

Intensive Horticulture

1. parcels smaller than 160 acres allowed, provided operation is considered viable (see #2 above).

Hobby Farming

Not considered.

80 Acre Splits

1. minimum parcel size for agricultural lands is 160 acres except as noted above.

COUNTY OF RED DEER No. 23

Country Residential

1. General

   a) Policy is to conserve "high value agricultural land". Same is not explicitly in the Bylaw - no requirement that CR be designated on land of low agricultural capability.

   b) CR"A" and "B" minimum 1 acre, maximum 2 acres; CR AG minimum 3 acres, maximum 5 acres.

   c) no consideration given to the effect natural or physical barriers might have on lot sizes.

   d) of 2210 acres designated CR-A,B,C; 1679 are on soils 1,2,3,4; only 531 on others.

   (Note: the County does not use CLI classification but rather municipal assessment records and physical inspection)

2. Farmsteads

   Not specified.

3. First Parcel Out

   Considered in the sense that redesignation only required when 3 or more titles in a quarter section.

4. Multi-Parcel Subdivision

   a) no maximum stipulated for CR designated lands.

   b) no more than 2 contiguous parcels of land on agricultural designation used for CR or industrial purposes - anything greater requires a reclassification of the land.

Rural Industrial

1. Industrial "A" (Heavy) or "B" (Light).

2. no soil requirement for an industrial application. Of 240 acres so designated; 200 acres are on soils #2 & 3. 40 acres on soil #6. (See note under CR - General "1(d)".)

Intensive Livestock Operations

1. a discretionary use in the two agricultural districts.

2. no restriction/protection.

3. no requirement for MDS or a Certificate of Compliance.

County of Red Deer (2)

Intensive Horticulture

1. a permitted use in both agricultural districts.
2. no parcel size limits.

Hobby Farming

Not specifically dealt with.

80 Acre Splits

1. not specifically dealt with.
2. no minimum parcel size for extensive farming operations.

COUNTY OF ST. PAUL No. 19

Country Residential

1. General

   a) the requirement for all development in the County is that subdivision be suitable to the land vis-a-vis topography and soil characteristics.

   b) exceptions: subdivision of one parcel from previously undivided quarter or subdivided 80 acres for single family dwelling.

   c) parcel size: ½ - 10 acres; no soil restrictions.

2. Farmstead

   a) despite general principle in "1a", farmsteads of at least ½ acre when fragmented from agricultural land by physical or natural barriers may be subdivided.

3. First Parcel Out

   See "1a" above.

4. Multi-Parcel Subdivision

   a) no maximum number prescribed.

   b) Schedule A Map reveals no multi-parcel subdivisions.

Rural Industrial

1. no rural/urban distinction made.

2. no requirements re soil types.

Intensive Horticulture

1. defined to include livestock, horticultural uses.

2. market gardening, nurseries, are discretionary in the Agricultural and Mixed Uses Districts.

3. Mixed Uses - agricultural and non-agricultural uses not requiring soil of "high capability" allowed.

   a) not less than 70% of the lot must be composed of #4,5,6,7 soils to be of "low capability".

County of St. Paul (2)

Intensive Livestock Operations

1. no protection for existing facilities, no restrictions, other than designation of areas for development, against them.

Hobby Farming

Not specifically dealt with.

80 Acre Splits

1. a minimum parcel of 80 ac. is required for extensive agricultural activities.

COUNTY OF SMOKY LAKE No. 13

Country Residential

1. General

   a) regulations also apply to farmsteads.

   b) CR designation prohibited on land presently productive: on land classified as arable or improved pasture and having a 40% or greater agriculturally productive capacity.

   c) size restrictions

      i) 1 - 3 acres if no agricultural pursuits.

      ii) 3 - 10 acres if minor agricultural pursuits.

2. Farmstead Separations

   a) despite 1b above, first parcel out, which includes farmsteads, may be subdivided.

   b) existing farmsteads may be 1 - 10 acres; however consideration given to physical barriers.

3. First Parcel Out

   a) despite 1b above, first parcel out is allowed.

4. Multi-Parcel Subdivisions

   a) on sites not restricted by 1b, there is no maximum number of CR parcels allowed per quarter.

   b) Schedule A Map does not indicate any CR subdivision designations.

5. Mobile Home Parks

   a) no soils restrictions.

   b) minimum area of 5 acres.

   c) maximum density of 8 units/acre.

County of Smoky Lake (2)

Rural Industrial

1. no specified areas.

2. each application individually considered and restrictions set accordingly.

3. no indication from Schedule A Map of any such designation.

Intensive Livestock Operations

1. no general requirements, each application individually considered; must qualify for Certificate of Compliance.

2. no permission when site within 1000 feet of an urban area if it is likely to prevent the development or subdivision of land in the urban center in the foreseeable future.

Intensive Horticulture

1. no general requirements, each application is individually considered.

Hobby Farming

Not considered.

80 Acre Splits

1. minimum agricultural parcels are 160 acres.

2. however, exceptions made for discretionary uses of agricultural districts.

3. exceptions also allowed when a quarter is fragmented by natural or physical barriers.

COUNTY OF STETTLER No. 6

Country Residential

1. General

   a) there are two CR districts

      i) CR

         - no agricultural activities
         - minimum parcel size of 1 acre
         - 55 acres so designated are on #2 (CLI); 25 acres on #3; and 20 acres on #5, for a total of 100 CR acres.

      ii) CRA

         - minor agricultural activities (ie. horticultural but no intensive husbandry).
         - minimum parcel of 3 acres
         - 40 acres so designated are on #4 (CLI), and 15 acres on #5 for a total of 55 CRA acres.

   b) there are no explicit soil restrictions.

2. Farmstead Separation

   Not specifically dealt with.

3. First Parcel Out

   Not specifically dealt with.

4. Multi-Parcel Subdivisions

   a) density re: CR or CRA districts not specifically considered.

   b) practice shows multi-parcel subdivision for both districts.

5. Mobile Home Parks

   a) soil restrictions; density and parcel size are not specifically dealt with.

Rural Industrial

1. no soil or other restrictions.

2. 20 acres so designated are on #2 (CLI) soil; 40 acres on #3; 80 acres on #4; 40 acres on #5; and 10 acres on #6 for a total of 190 industrial acres.

## County of Stettler (2)

### Intensive Livestock Operations

1. a discretionary use in the Agricultural District.
2. no protection or restriction of livestock facilities by use of a Certificate of Compliance, the MDS formula or other standard.

### Intensive Horticultural Pursuits

1. a discretionary use in the Agricultural Amenity District.

### Hobby Farming

Not specifically dealt with.

### 80 Acre Splits

1. the minimum parcel size for land under the Agricultural and Agricultural Amenity Districts is as per the Certificate of Title.
2. the fragmentation of parcels due to natural or other barriers is not specifically dealt with.

### Miscellaneous

1. topsoil stripping is a discretionary use of land in the Agricultural District.
2. there are two agricultural districts
   a) "A" - Agricultural District and "AA" - Agricultural Amenity District.
   b) the distinction is in the greater discretionary uses found in "A" District which include commercial activities not directly farm related (ie. drive-in theatre, oil and gas plants, and public buildings).

COUNTY OF STRATHCONA No. 20

Country Residential

1. General

   a) Policy under the General Plan stipulates CR to be on soils #4-7.

   b) Bylaw - no CR on land having a CLI rating of 1 to 3.

   c) 0.8 ha (2.0 ac.) to 4.0 ha (9.9 ac.) parcel sizes. Approximately 17,100 CR acres are on soils #1,2,3; 26,201 on soils #4,5; and 800 on soils 6,7.

   d) "c)" includes CR and Small Holdings designation.

2. Farmsteads

   Not specifically available for subdivision, however, the practice is to allow such subdivisions, ranging in size from 2 - 10 acres as a first parcel out of a quarter. A quarter diminished by a parcel severed by a natural or man made barrier is considered an undivided quarter.

3. First Parcel Out

   a) single parcels may be subdivided from Agricultural designated quarters not previously subdivided.

4. Multi-Parcel Subdivision

   a) density not specifically restricted, however, the minimum parcel size in the CR district is 2 acres for all CR developments and this would apply to multi-parcel subdivisions.

Rural Industrial

1. no soils restrictions
2. lot sizes depend upon industry's requirements
3. Commission may write advisory comment from a number of agencies including Alberta Agriculture.

Intensive Horticulture

1. a permitted use in the Agricultural District and Small Holdings District.

2. lots from 4 ha (9.9 ac.) to 8 ha (19.8 ac.) in the Small Holdings District.

3. lots 32 ha (79.1 ac.) for permitted uses in the Agricultural District.

## County of Strathcona (2)

### Intensive Livestock Operations

1. only to be put in Agricultural Districts; even then a discretionary use.

2. MDS formula may be used where adjacent lands may be affected when operation proposed.

3. MDS formula may be used to protect existing operation when CR or Small Holdings subdivision proposed.

### Hobby Farming

1. permitted under Agricultural and Small Holdings if characterized as intensive agriculture, discretionary under both districts otherwise.

2. parcel size:

   a) Agricultural District - permitted uses 32 ha (79.1 ac.); discretionary uses as allowed by Commission.

   b) Small Holdings - permitted uses 4 ha (9.9 ac.) to 8 ha (19.8 ac.); discretionary uses as allowed by Commission.

3. soil restrictions:

   a) Small Holdings - not permitted on land rated 1 to 3 on the CLI.

### 80 Acre Splits

1. Policy from General Plan and Bylaw stipulate an 80 acre minimum unless a parcel is fragmented by physical or natural barriers.

COUNTY OF THORHILD No. 7

Country Residential

1. General

   a) prohibited on soils #1, 2 and 3, or on land classified as arable or improved pasture.

   b) 1 - 3 ac. parcels allowed when no agricultural pursuits, 3 - 10 ac. for minor pursuits

      i) exception if natural or physical boundaries exist,

      ii) in such an exception, a minimum of 1 ac. is still required.

2. Farmstead Separation

   a) if not on soils 1, 2, or 3, or on land classified as arable or improved pasture, subdivision allowed.

   b) farmsteads not considered differently from first parcel out, subdivision of 1 parcel/quarter is allowed.

3. First Parcel Out

   a) is not subject to "1a" above, 1 per quarter.

4. Multi-Parcel Subdivisions

   a) discretionary

   b) Schedule A Map does not reveal any multi-parcel subdivisions.

Rural Industrial

Individually considered; no general guidelines.

Intensive Livestock Operations

1. not permitted if within 1 mile of an urban centre and land may be required for expansion by that centre in the foreseeable future.

2. Certificate of Compliance required.

3. no protection given to existing operations.

County of Thorhild (2)

Intensive Horticulture

1. no general guidelines.

2. each application individually considered.

Hobby Farming

Not specifically dealt with.

80 Acre Splits

1. Agricultural land must contain at least 80 acres.

2. An exception is allowed when the original parcel was less than 160 acres - parcel must be 50% of original parcel.

COUNTY OF TWO HILLS No. 21

Country Residential

1. General

a) CR prohibited on lands presently under agricultural production if classified as arable or improved pasture and which have a 40% or greater agricultural productivity capability.

b) in spite of "1a" - 1 parcel/quarter (including existing farmsteads) may be subdivided.

c) if not subject to "1a", more than 1 CR parcel per quarter is permissible.

d) Schedule A Map indicates no multi-parcel CR subdivision in the county.

2. Farmsteads

a) only existing farmsteads may be subdivided.

b) maximum of 1 CR, farmsteads being included for each quarter falling within "1a".

c) parcel sizes: 1 - 10 acres although natural and physical barriers will be considered in determining parcel dimensions.

3. First Parcel Out

a) allowed despite "1a" - farmsteads included.

b) density of 1 parcel per quarter if soil within "1a".

c) 1 - 3 acre parcels permissible.

4. Multi-Parcel Subdivision

a) no maximum number prescribed

b) 1 - 3 acre parcels permissible.

5. Mobile Home Parks

a) no soil restrictions

b) minimum parcel size - 5 acres.

c) maximum density - 8 units/acre

County of Two Hills (2)

Rural Industrial

1. detailed maps of Rural Industrial Districts not maintained by county, therefore number of acres per soil type unavailable.

2. no industrial use which may be objectionable, dangerous or potentially so. Protection of agricultural land not a criteria.

3. D.O. may request comments on proposal from a number of agencies, Alberta Agriculture is not one of them.

Intensive Livestock Operations

1. each proposal individually considered.

2. no livestock operation within one mile of urban center if development of land needed for municipal needs in the foreseeable future.

3. no explicit protection given to existing operations.

4. a discretionary use of the Agriculture District.

5. 20 acre minimum for feedlots and intensive agriculture.

Intensive Horticulture

1. a discretionary use in Agriculture District.

2. 20 acre minimum.

Hobby Farming

Not specifically dealt with.

80 Acre Splits

1. the smallest agriculture use is 80 acres.

2. exceptions for discretionary uses and if original quarter less than 160 acres, then may be as small as 70 acres.

COUNTY OF VERMILION RIVER No. 24

## Country Residential

1. General

   a) CR approval may be prohibited if land presently under agricultural production and classified as arable or improved pasture and assessed as having a 40% agricultural productivity capability.

   b) development may be approved on land already classified CR; though soil has 40% or greater capability.

   c) 3 - 10 ac. parcels permissible.

2. Farmstead Separation

   a) 3 - 5 ac. parcels though natural/physical barriers considered.

   b) 1 farmstead/quarter may be subdivided.

   c) farmstead must have been established for at least 3 years before application considered.

3. First Parcel Out

   a) not specifically considered.

4. Multi-Parcel Subdivisions

   a) no density restrictions

   b) Schedule A Map reveals no multi-parcel subdivision to date.

5. Rural Mobile Home Parks

   a) minimum 5 acres

   b) soils criteria as per CR above.

## Rural Industrial

1. Development Officer uses discretion; agricultural impact not specifically considered.

2. Number of agencies may be asked to comment, Alberta Agriculture is one.

County of Vermilion River (2)

Intensive Horticulture/Livestock Operations

1. each individually considered.

2. no development within one mile of an urban center of livestock operation if it may interfere with future growth of center.

3. applicant must qualify for a Certificate of Compliance.

Hobby Farming

1. not specifically considered.

80 Acre Splits

1. 160 acre parcels minimum for farming, discretionary uses as per use.

NOTE: The County of Vermilion River is currently in the process of preparing a General Municipal Plan which will specifically detail the grey areas not outlined in the Land Use Bylaw.

COUNTY OF VULCAN No. 2

Country Residential

1. General

   a) there are no requirements that CR's be placed on soil of poor agricultural capability.

   b) only permitted on existing titles or cut-off parcels.

   c) cut-off parcel:

      i) piece of land separated from major portion by natural or physical barriers.

      ii) is impractical to farm or graze.

      iii) the residual lot contains at least 150 acres.

      iv) only one CR allowed per parcel.

   d) parcels to be a maximum of 10 acres.

2. Farmsteads

   a) CR development permitted only on existing farmsteads with separate title if the title was subdivided before July 18, 1980.

3. First Parcel Out

   Not specifically referred to.

4. Multi-Parcel Development

   Not specifically referred to.

5. Mobile Home Parks

   Not specifically referred to

Rural Industrial

1. airport hangars and air-related uses and public utility structures are permitted uses, all others are discretionary.

2. no soil requirements.

Intensive Horticulture

1. discretionary uses in the Rural District and Reservoir Vicinity.

Intensive Livestock Operations

1. no soils restriction
2. a discretionary use in the Rural District, Hamlet Commercial District, and Reservoir Vicinity.
3. no use made of Minimum Distance Separation or Certificate of Compliance.
4. CR prohibited within ½ mile of existing or proposed livestock feedlot.

Hobby Farming

Not specifically referred to.

80 Acre Splits

1. 160 acres or existing titles the minimum area for extensive agriculture.

Miscellaneous

1. stripping and sale of topsoil is permitted.

COUNTY OF WARNER No. 5

Country Residential

1. General

   a) permitted on existing, legally separated farmsteads, titles or cut off parcels of 1 - 10 acres.

   b) no soil restrictions

   c) maximum density of 1 CR per parcel.

2. Farmsteads

   a) as per 1 above.

3. First Parcel Out

   Not specifically referred to

4. Multi-Parcel Development

   Not specifically referred to

5. Mobile Home Parks

   a) discretionary in the Hamlet Residential District

   b) no specific soil restrictions

   c) no specific density or parcel size requirements.

Industrial

1. manufacturing and processing plants are a discretionary use in the Extensive Agricultural District - AG-1.

2. those industries that by nature are considered injurious to public health, safety and welfare may be located in AG-1.

3. no specific soil restriction.

4. minimum distances between industrial sites and -

   a) town, village, hamlet, CR or an intensive livestock operation - ½ mile,

   b) primary highway, secondary road, designated scenic, tourist or recreational access road - 1000 feet,

   c) a park - 1 mile.

Intensive Horticulture

1. a discretionary use in the Extensive Agricultural and Urban Fringe Districts.

2. no other specific requirements or restrictions.

Intensive Livestock Operations

1. a discretionary use in the Extensive Agricultural and Urban Fringe Districts.

2. may not locate or expand within -

   a) 1 mile of a designated hamlet or park,

   b) ½ mile of an existing or approved CR development,

   NOTE: no specific converse requirement that a CR may not be developed within ½ mile of an existing livestock operation.

3. such operations shall comply with the Department of Social Services and Community Health standards.

4. such operations shall require a decision report from the Departments of Environment and Agriculture.

Hobby Farming

Not specifically referred to.

80 Acre Splits

Not specifically referred to, but policy allows for 80 acre parcels.

COUNTY OF WETASKIWIN No. 10

Country Residential

1. General

   a) Policy - on soils #1, 2, 3, 4 - only 1 subdivision per quarter - on other soils up to 24/quarter.

   b) Policy - to encourage hamlet residential growth rather than CR.

   c) Bylaw - CR to be on soil of "low agricultural value" - "good agricultural land" defined as capable of producing a "reasonable" crop. Of 3655 acres so designated, 1827 acres are on #1,2,3,4, soils; 1507 acres on #1,2,3, soils. Note: "reasonable" has not been defined.

   d) No maximum or minimum set for lot sizes.

2. Farmsteads

   a) Policy would allow 1 farmstead to be subdivided from each quarter.

   b) Bylaw doesn't specify same.

3. First Parcel Out

   a) Policy would allow; however, Regional Plan doesn't.

   b) Bylaw doesn't specifically refer to same.

4. Multi-Parcel Subdivisions

   a) maximum of 24/quarter.

5. Mobile Home Parks

   Not specifically considered.

Intensive Livestock Operations

1. If site to be within ½ mile of a dwelling then application referred to Alberta Agriculture for the recommended separation distance - declaration required if proposed site within separation distance.

County of Wetaskiwin (2)

Intensive Horticulture

1. a permitted use in agricultural districts.

2. applicant must demonstrate a genuine agricultural operation that will return a "reasonable" living.

Rural Industrial

1. no distinction between rural/urban industrial districts.

2. 240 acres have been so designated outside of urban centers - 160 on #3, 80 on #5 soils.

Hobby Farming

1. not specifically referred to; however, the Bylaw does require that if intensive agriculture is planned, applicant must have a genuine agricultural pursuit in mind.

80 Acre Splits

1. 160 acres is the minimum parcel size on "good" agricultural land.

2. 80 acres may be split if on "poor" agricultural land.

3. "good agricultural land" - land which, in the opinion of the Development Appeal Board is capable of producing a "reasonable" grain or hay crop when properly managed

4. "poor agricultural land" - inverse definition to "good".

COUNTY OF WHEATLAND No. 16

Country Residential

1. General

   a) no such designation.

   b) subdivision of agricultural land permissible if:

      i) no previous subdivision of quarter

      ii) previous subdivision plus adjacent consolidated land totals 160 acres or more.

      iii) 160 acre parcels in Grassland Plans where no subdivision since plans filed with Land Titles Office.

   c) minimum subdivision parcels of 2 acres.

   d) MPC may decide on further requirements before subdivision allowed - but soil type not specifically mentioned as a criteria.

2. Farmsteads

   Not specifically dealt with.

3. First Parcel Out

   see 1(b)i, above.

4. Multi-Parcel Subdivisions

   Not specifically dealt with.

5. Mobile Home Parks

   Not specifically dealt with.

Rural Industrial

1. no such designation; apparently covered under Hamlet Industrial designation.

2. no land actually so designated.

County of Wheatland (2)

Intensive Livestock Operations

1. a discretionary use of agricultural land.

2. restrictions, protection, not dealt with.

3. no use of MDS, no requirement for a Certificate of Compliance.

Intensive Horticulture

1. a discretionary use of agricultural land.

2. minimum acreage of 2 acres.

Hobby Farms

Not specifically considered.

80 Acre Splits

1. minimum parcels are 160 acres; however, smaller lots may be created if any of the 3 criteria noted in 1(b) of Country Residential are met.

MUNICIPAL DISTRICT OF BONNYVILLE No. 87

Country Residential

1. General

   a) no soils requirement outside of lands covered by an area structure plan.

   b) Muriel Lake Area Structure Plan

      i) 1 farmstead or residential subdivision permissible.

      ii) 0.4 ha to 1.2 ha in size.

      iii) to be on soil of lowest agricultural capability if possible.

   c) on lands not covered by area structure plan, the subdivision of 1 parcel per quarter, farmsteads included, is permissible.

      i) no development of land with 2 or more CR unless land reclassified.

      ii) parcels to be 1 - 10 acres, though D.O. may consider natural or physical barriers.

      iii) no information on CR designated areas outside of those covered by an area structure plan.

2. Farmsteads

   a) Muriel Lake Area Structure Plan

      i) 1 per quarter

      ii) size from 0.4 ha to 1.2 ha, though D.O. may allow up to 4.0 ha if required for shelterbelt, or because of physical or natural barriers.

      iii) if possible, subdivision to be on soil with the lowest agricultural capability.

   b) Remainder of M.D. - 1 - 10 acres allowed though D.O. may consider natural or physical barriers.

M. D. of Bonnyville (2)

3. First Parcel Out

   a) subdivision of 1 parcel/quarter whether an existing farmstead, fragmented parcel, or otherwise.

4. Multi-Parcel Development

   a) Muriel Lake Area Structure Plan

      i) Agricultural land divided into 3 classes; "B" has soils 5 & 6. Only in this district may multi-parcel subdivision occur ("A" is 1,2,3,4).

      ii) 0.4 ha to 1.2 ha parcels.

   b) Moose Lake Area Structure Plan

      i) no CR development outside of multi-parcel areas until 35% of multi-parcel lots have permanent structures.

      ii) 800 acres presently lakeshore residential on soils #4-6. 265 slated for future development on soils #4-6.

   c) multi-parcel development not considered for other areas of M.D.

5. Mobile Home Parks

   a) no soil restrictions

   b) minimum site - 3.0 acres

   c) maximum density 8 homes/acre.

Rural Industrial District

1. no soil restrictions

2. D.O. will request advisory comments from a number of agencies - Alberta Agriculture is one.

Intensive Livestock Operations

1. each application individually considered - no standard criteria - though if the operation might be "offensive" to a neighbour (offensive including sight, smell, etc.) it will not be permitted.

M.D. of Bonnyville (3)

2. no requirement that a Certificate of Compliance or that the MDS formula be used.

3. a discretionary use in the Agricultural District not covered by an area structure plan.

4. Muriel Lake - intensive livestock agriculture prohibited on all lands under plan.

Intensive Horticultural Activities

1. a discretionary use on all lands.

2. no stipulation as to minimum or maximum parcel size.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. minimum of 160 acres for extensive farming.

MUNICIPAL DISTRICT OF CARDSTON No. 6

Country Residential

1. General

   a) the M.D. is divided into two districts, Agricultural and Hamlet.

   b) CR parcels may be subdivided at the discretion of the MPC.

   c) there are no soil restrictions.

   d) minimum parcel size is .4 ha(1 acre)

   e) there is no information on the number of acres or soil type of CR parcels.

2. Farmstead Subdivision

   Not explicitly dealt with.

3. First Parcel Out

   Not explicitly dealt with.

4. Multi-Parcel Subdivision

   Not explicitly dealt with.

5. Mobile Home Parks

   Not explicitly dealt with.

Rural Industrial

1. rural industrial uses are discretionary within the Agricultural District.

2. there are no soil restrictions.

Intensive Livestock Operations

1. a discretionary use within the Agricultural District and Hamlet District.

2. an application for a new, relocated or expanding operation will only be granted -

M. D. of Cardston (2)

a) if a Certificate of Compliance is received by the applicant.

b) on the basis of information contained in Decision Reports issued by Alberta Environment and Alberta Agriculture.

3. there are no provisions protecting existing facilities.

Intensive Horticultural Operations

1. a discretionary use within the Agricultural and Hamlet Districts.

2. no protection given existing operations.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. the minimum parcel size for extensive agricultural pursuits is 32.5 ha (80 acres).

MUNICIPAL DISTRICT OF FAIRVIEW No. 136

Country Residential

1. General

   a) no soil restrictions.

   b) 2 districts - distinction based on parcel size, density.

2. Farmstead Subdivision

   a) a permitted use in all four Agricultural districts.

   b) parcels 1 - 10 acres; no provision to allow for physical and natural barriers to vary parcel sizes.

3. First Parcel Out

   Not considered.

4. Multi-Parcel Development

   a) CR-1 - 1 - 5 acre developments; maximum of 8 parcels/quarter.

   b) CR-2 - 1 - 5 acre developments; maximum density 16/quarter; minimum 9.

Rural Industrial

1. no soils requirement; few restrictions at all; D.O. may decide on requirements, having due regard to the nature of the application.

Intensive Livestock Operations

1. no protection, restrictions.

2. discretionary use in all Agricultural Districts (5).

3. no requirement for MDS formula or Certificate of Compliance.

Intensive Horticultural Operations

1. discretionary use in all Agricultural Districts (5).
2. no soil requirements
3. minimum parcel size (AG-1, AG-2, AG-3), 160 acres.
4. minimum parcel size (AG-G, AG-GF), 10 acres.

M. D. of Fairview (2)

Hobby Farms

1. Municipal Council may grant a variance on parcel size for residential use in any Agricultural District up to 20 acres with a recommendation to the S.A.A. that S.22 of the Regulations be waived.

2. no indication of number of such parcels or soils affected.

80 Acre Splits

1. minimum of 160 acres for agricultural pursuits in Agricultural Districts excepting intensive farming in AG-G and AG-GF.

MUNICIPAL DISTRICT OF FOOTHILLS No. 31

Country Residential

1. General

a) 2 CR districts (CR-8 and CR-16); the sole distinction is based on parcel size and density.

i) CR-8 - minimum 1.6 ha, no maximum parcel size; maximum density of 8 parcels (including remainder of quarter) per quarter; original parcel to have at least 80 ac.

ii) CR-16 - minimum 0.8 ha, no maximum parcel size; maximum density 16 parcels per quarter.

Note: CR-8, CR-16: no maximum area per parcel, but total per quarter not to exceed 20% of original parcel area.

b) Of 12,720 ac. designated CR, only 160 ac. are CR-16; there are 2975 ac. on #2 soil; 6855 on #3; 1380 on #4; 1500 on #5 and 10 on #6; (9830 ac. are on soils #2, 3); most CR subdivisions are in "complex" soil areas.

2. Farmsteads

a) a separately designated district - though Land Use Map doesn't indicate any land so designated.

b) parcel size - 1.5 ha to 4.0 ha.

c) density - 1 per quarter

d) MDS of 457 m required if livestock operation in vicinity.

3. First Parcel Out

Not specifically considered.

4. Multi-Parcel Subdivision

a) see "1(a)" above re CR-8, CR-16.

5. Mobile Home Parks

Not specifically considered.

Rural Industrial

1. no such designation; M.D. has Hamlet Industrial

2. no soils requirement; mimimum parcel - 0.8 ha.

M. D. of Foothills (2)

Intensive Livestock Operations

1. in both Agricultural Districts intensive livestock operations are permitted uses.

2. in both, 457 m must separate a residence from operation.

Note: The distinction between the Agricultural - Conservation District and Agricultural District appears to be that the latter has an explicit purpose, the use of land for intensive and specialized agricultural pursuits; consequently the minimum parcel sizes vary - the former requiring 160 ac., the latter 20.

Intensive Horticultural Operations

1. the same requirements; distinctions as Intensive Livestock Operations, though no MDS required.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. See note under Intensive Livestock Operations.

MUNICIPAL DISTRICT OF KNEEHILL No. 48

Country Residential

1. General

   a) no CR designated districts.

   b) the only CR subdivision permitted is that of an existing farmstead on a parcel never previously subdivided.

   c) no soil restriction; no information available on the number of acres subdivided.

   d) parcels to be 1.62 - 4.05 ha (4 - 10 ac.); no explicit consideration given to physical or natural barriers and effect on parcel size.

2. Farmsteads

   a) see "General 1(b)".

3. First Parcel Out

   a) see "General 1(b)".

4. Multi-Parcel Subdivision

   a) as no CR districts; no density restriction

   b) see "General 1(b)".

5. Mobile Home Parks

   Not specifically considered.

Rural Industrial

1. no Rural Industrial designation, but Hamlet Industrial.

2. no requirements or restriction reflecting a recognition of the possible impact of such a designation on agriculture.

Intensive Livestock Operations

1. Intensive agricultural and/or specialized agircultural pursuits are discretionary in the Agricultural - Conservation District and a permitted operation in the Agricultural District; the priority of intensive/specialized pursuits is the distinguishing factor between the Districts regarding intensive livestock operations.

M. D. of Kneehill (2)

2. no MDS formula or Certificate of Compliance requirement.

3. prohibited in Hamlet and Residential Districts.

4. minimum area of 8 ha (20 ac.); 2 parcels per quarter (including remainder of original parcel) in the Agricultural - Conservation District.

Intensive Horticultural Pursuits

1. same as Intensive Livestock Operations.

Hobby Farming

Not explicitly considered.

80 Acre Splits

1. minimum parcel size of 160 ac. in the Agricultural District, 20 ac. in the Agricultural - Conservation District.

MUNICIPAL DISTRICT OF PEACE No. 135

Country Residential

1. General

   a) CR Districts may be designated but Schedule A Map does not reveal any.

   b) there are no soil restrictions.

   c) parcel size to be 1 - 10 ac., with 2 parcels per quarter.

2. Farmsteads

   a) Bylaw #703 sets out 3 agricultural district classifications

      i) Agricultural

      ii) Agricultural - Conservation

      iii) Intensive Agricultural

   b) Agricultural

      i) allows for farmstead separation

      ii) size of parcel 1 - 10 ac; 10 - 15 ac. with waiver of AR 132/78, S. 22.

      iii) one subdivision per quarter.

   c) Agricultural - Conservation

      i) does not allow, even as a discretionary use, farmstead separation.

   d) Intensive Agricultural

      i) does not allow, even as a discretionary use, farmstead separation.

   e) Soils

      i) The Agricultural District is located primarily on #2,3 soils; Agricultural Conservation and Intensive Agricultural on #7 soils.

      ii) both latter districts are located in the Peace River Valley with a southern exposure and appear to have been so designated in order to take advantage of a micro-climatic zone suitable for intensive agricultural pursuits.

M. D. of Peace (2)

f) Acreage

i) Agricultural - bulk of M.D.

ii) Intensive - 2800 ac.

iii) Conservation - 2080 ac.

3. First Parcel Out

Not specifically dealt with.

4. Multi-Parcel Subdivisions

See CR - General above.

5. Mobile Home Parks

a) parcels: 4-40 ac.

b) density: 8 homes/acre

c) other requirements per D.O.

d) no districts yet designated.

e) no soil restrictions

Rural Industrial

1. only restriction: may not cause a nuisance.

2. D.O. may stipulate other requirements.

Intensive Livestock Operations

1. operations shall conform to the Agricultural Code of Practice.

Intensive Horticultural Pursuits

1. a separate designated district (north river valley of the Peace River) reveals importance.

2. also a discretionary use in Conservation and Agricultural District.

3. parcel size: minimum 10 ac. - no maximum

4. density: 2 parcels per quarter

5. D.O. may set requirements; restrictions.

M. D. of Peace (3)

Hobby Farming

Not explicitly dealt with.

80 Acre Splits

1. Agricultural District - not explicitly dealt with.

2. Intensive Agricultural - see same above.

3. Conservation - 160 acre minimum parcel.

Miscellaneous

1. Topsoil - may be removed if D.O. determines land will not become derelict.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

Country Residential

1. General
   a) no requirements that CR development take place on soil of poor agricultural capability.
   b) permitted on cut-off parcels in the Agricultural District.
   c) cut-off parcel not defined.
   d) parcel size at discretion of Municipal Planning Commission.
2. Farmsteads
   a) prohibited separation in Agricultural District.
3. First Parcel Out

   Not specifically referred to.
4. Multi-Parcel Development
   a) discretionary development in Special Area #2.
   b) application must be accompanied by a Comprehensive Development Plan.
   c) no soil requirement.
   d) no maximum density stipulated.
5. Mobile Home Parks
   a) discretionary use in the Agricultural and Special Area Districts #2.
   b) prohibited in Hamlet Residential.
   c) minimum parcel size -
      i) Agricultural District - at the discretion of the MPC.
      ii) Special Area District #2 - at the discretion of the MPC.

Rural Industrial

1. not a specific district.
2. a discretionary use in the Agricultural District.
3. no soil restrictions.

Intensive Horticulture

1. intensive agricultural operations are discretionary in the Agricultural District; Special Area #3.
2. "intensive agricultural operations" not defined as either animal or other operations, therefore presumably both.

Intensive Livestock Operations

1. see "2" under Intensive Horticulture
2. no protection or restrictions placed on such operations vis-a-vis CR development.
3. all operations to meet the standards of Alberta Agriculture and Alberta Environment.

Hobby Farming

Not specifically referred to.

80 Acre Splits

1. 160 acre minimum in
   a) Agricultural District
   b) Special Area #1, #2, #3.
   c) Urban Fringe District.

Miscellaneous

1. Topsoil stripping for commercial purposes discretionary in Agricultural District.

MUNICIPAL DISTRICT OF PROVOST No. 52

Country Residential

1. General

   a) development prohibited on lands presently under agricultural production and classified as arable or improved pasture having a 40% agricultural productivity capability or higher.

   b) prohibited when MDS not satisfied.

   c) 1 - 3 acre parcels when no agricultural pursuits; 3 - 10 ac. when pursuits minor.

   d) When a fragmented parcel exists, a CR subdivision or fragmented subdivision possible, but not both.

   e) in the Controlled Urban Development District, CR development only on existing parcels - no future subdivision.

   f) there is no information on the number of acres actual designated CR nor on the types of soils affected.

2. Farmsteads

   a) maximum size may be affected by natural or physical barriers.

3. First Parcel Out

   Not specifically dealt with.

4. Multi-Parcel Subdivision

   a) may only be established where a plan of subdivision is approved by the Director of Planning in accordance with S. 20 - 22 of AR 132/78.

5. Mobile Home Parks

   a) no soils restriction

   b) minimum area of 5 ac.

   c) density: 8 per acre.

M. D. of Provost (2)

Rural Industrial

1. no soils restriction

2. D.O. has discretion to set site regulations and requirements.

3. D.O. may request comment from a number of agencies, including Alberta Agriculture.

Intensive Livestock Operations

1. only feed lots specifically dealt with.

2. development or expansion evaluated per MDS formula.

3. referral to Alberta Agriculture re waste.

4. MDS will protect existing operations; restrict those proposed.

Intensive Horticultural Pursuits

1. no special provisions as per livestock operations.

2. not specifically considered under permitted or discretionary uses in the Agricultural District.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. 160 acre minimum for an extensive agricultural parcel.

Miscellaneous

1. Topsoil removal - permissible if D.O. shown land will not be adversely affected.

N.B.: The Land Use Bylaw of Provost is to be amended during the 1982-83 period.

MUNICIPAL DISTRICT OF ROCKY VIEW No. 44

Country Residential

1. General

a) 2 different designations are used; Country Residential and Small Holdings; neither specifies any soil restrictions; the distinction between CR and SH districts is minimal:

i) the purpose and intent of both is to allow for residential development at "rural densities" on small parcels of land.

ii) CR - allows extensive agricultural pursuits as a permitted use; under SH it is discretionary.

b) the distinction is based on minimum parcel sizes and density of parcels/quarter

i) CR - 2 ac. each; up to 16 parcels

ii) SH - 4 ac. each; up to 8 parcels.

Note: The Bylaw permits waiver of S.22, AR 132/78, to be sought in order to increase parcel size over 10 acres.

c) Soils and acreage, *1, *2: (Note: maps accompanying Bylaw showed some subdivision without a designation - no explanation given - however, may be quarters designated under a previous bylaw that have not been redesignated SH - see page 2 of Bylaw # c, 1475-81, amending the Land Use Bylaw).

*1 - as of April 30, 1981

*2 - all designations given for an entire quarter, regardless of actual subdivision.

| Small Holding | | | Country Residential | | |
|---|---|---|---|---|---|
| Soil | Acreage | Percentage | Soil | Acreage | Percentage |
| #1 | 3,690 | 7.8 | #1 | 340 | 2.8 |
| #2 | 11,110 | 23.4 | #2 | 1,580 | 13.0 |
| #3 | 17,930 | 37.8 | #3 | 3,350 | 27.6 |
| #4 | 2,710 | 5.7 | #4 | 980 | 8.1 |
| #5 | 9,500 | 20.0 | #5 | 3,740 | 30.9 |
| #6 | 2,435 | 5.1 | #6 | 1,970 | 16.2 |
| #7 | 0 | 0 | #7 | 160 | 1.3 |
| | 47,375 | 99.8 | | 12,120 | 99.9 |

M. D. of Rockyview (2)

2. Farmsteads

Not specifically considered.

3. First Parcel Out

Not specifically considered.

4. Multi-Parcel Subdivisions

a) see "General" above.

5. Mobile Home Parks

Not specifically considered.

Rural Industrial

1. Hamlet Light Industrial is the closest equivalent.
2. must not create a nuisance.
3. no soil restrictions.
4. minimum area approximately ½ acre (20,021.5 $ft.^2$)

Intensive Livestock Operations

1. not to be confined within the boundaries of a Hamlet or CR district unless the Bylaw provides otherwise.
2. must be located at least 457.5 m (1500 ft.) from nearest residence not occupied by operation's owner.
3. discretionary use of Agricultural Districts.

Intensive Horticultural Operations

1. discretionary uses within both Agricultural Districts.

Note: Bylaw establishes 2 agricultural districts:

1. Agricultural Conservation (Ag-Con)
   a) minimum parcels - 64.8 ha (160 acres)
   b) density: none specified.
2. Agricultural - 2 (Ag-2)
   a) minimum parcels - 0.8 ha (1.97 ac.)
   b) density: 2 parcels/quarter

M. D. of Rocky View (3)

3. the only variance in uses is a discretionary use of Ag-2 for public or private institutions - not available in the Ag-Con District.

Hobby Farming

Not specifically referred to.

80 Acre Splits

1. see note on distinction between agricultural districts.

MUNICIPAL DISTRICT OF SMOKY RIVER No. 130

Country Residential

1. General

   a) there is no CR district under this Bylaw

   b) a residence on 1 - 10 acres of land may be allowed in the Agricultural District.

   c) there are no soil restrictions.

   d) there is no maximum density stipulated.

2. Farmsteads

   Not specifically considered.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivision

   Not specifically considered.

5. Mobile Home Parks

   a) a permitted use in the Hamlet-Mobile Home Park District.

   b) there are no other districts allowing such a use.

Rural Industrial

1. no soil restrictions.

Intensive Livestock Operations

1. a discretionary use within the Agricultural District.

2. no requirement that the MDS formula be used or a Certificate of Compliance obtained.

Intensive Horticultural Operations

1. a discretionary use within the Agricultural District.

M. D. of Smoky River (2)

Hobby Farming

Not specifically considered.

80 Acre Splits

1. minimum area for extensive agricultural pursuits not specifically considered.

MUNICIPAL DISTRICT OF SPIRIT RIVER No. 133

Country Residential

1. General

   a) two CR districts; CR-1, CR-2; the distinction is based on parcel density (see below)

   b) both districts permit parcel sizes 3 - 10 acres.

   c) there no soil restrictions.

   d) there does not appear to be CR-1 or 2 designations.

2. Farmsteads

   a) subdivision a discretionary use of Agricultural land.

   b) parcels 1 - 10 acres.

   c) maximum of 1 parcel per quarter.

   d) no indication of actual number.

3. First Parcel Out

   Not explicitly dealt with.

4. Multi-Parcel Subdivision

   a) 2 districts, CR-1 and CR-2.

   b) density - i) CR-1: 8 parcels/quarter
      ii) CR-2: 9 - 16 parcels/quarter.

5. Mobile Home Parks

   a) no district designated.

   b) not a permitted or discretionary use in any existing type of district.

Rural Industrial

1. no soil restrictions

2. only requirement: must not cause a nuisance.

M. D. of Spirit River (2)

Intensive Livestock Operations

1. a discretionary use in the Agricultural District.

2. no MDS formula or Certificate of Compliance requirement.

Intensive Horticulture Operation

1. a discretionary use in the Agricultural District.

2. no other restriction, requirement, protection.

Hobby Farming

Not explicitly dealt with.

Acre Splits

1. minimum parcel size for extensive agriculture not specified.

2. maximum parcel density: 2/quarter; however aside from farmstead separation (maximum 10 ac.), D.O. may determine size of parcel for other discretionary uses.

Miscellaneous

1. topsoil may be removed if D.O. satisfied land won't become derelict.

MUNICIPAL DISTRICT OF STURGEON No. 90

Country Residential

1. General

   a) no CR designations on soils #1, 2, 3, or an admixture of #3 - with the exception of the first parcel out.

   b) 9591 acres are so designated, about 30% on soils #1, 2, 3.

   c) minimum parcel size - 1 ha unless serviced by communal water and sewage - then a minimum of 0.5 ha required.

2. Farmstead Subdivision

   Not specifically dealt with.

3. First Parcel Out

   a) not subject to soil restrictions

   b) maximum parcel size: 1 ha unless more required for buildings or a shelterbelt.

4. Multi-Parcel Subdivision

   a) minimum parcel size; 1 ha unless serviced by communal water and sewage, then 0.5 ha.

   b) maximum density: 40 parcels/quarter unless communal water and sewage.

5. Mobile Home Parks

   Not specifically dealt with (not favoured by General Plan).

Rural Industrial

1. there is a Potential Heavy Industry District, a Heavy Industrial District and a General Industrial District.

2. none have soil restrictions.

Intensive Livestock Operations

1. multi-parcel CR subdivisions not permitted within 1.6 km (or a less distance to a minimum of 300 m depending upon local conditions) of an intensive livestock operation or within the MDS, whichever is greater.

2. the same criteria as above applies to restricting the location of a new livestock operation in relation to a CF subdivision, city, town, village or isolated CR.

3. a discretionary use within the Agricultural District.

Intensive Horticultural Operations

1. a discretionary use in the Agricultural District.

Hobby Farming

Not specifically dealt with.

80 Acre Splits

1. minimum parcel size for extensive agriculture is 32.4 ha (80 acres).

2. an exception is made for parcels split by natural barriers or surveyed rights-of-way.

MUNICIPAL DISTRICT OF STARLAND No. 47

Country Residential

1. General

   a) there is no CR district under this Bylaw, all land is either Agricultural or Hamlet.

   b) a CR is a discretionary use within the Agricultural District; the minimum parcel size is 1 acre.

   c) no record of the number of acres so designated or upon what soils is available.

2. Farmsteads

   Not specifically dealt with.

3. First Parcel Out

   Not specifically dealt with.

4. Multi-Parcel Subdivisions

   Not specifically dealt with.

5. Mobile Home Parks

   Not specifically dealt with.

Rural Industrial

1. no such designation; Bylaw has a Hamlet Industrial District

2. no soil restrictions.

Intensive Livestock Operations

1. discretionary uses within the Agricultural District.

2. no requirement that the MDS formula be applied or a Certificate of Compliance received by applicant.

M. D. of Starland (2)

Intensive Horticulture

1. market gardening, nursery and greenhouse operations are permitted uses within the Agricultural District.

2. there is no minimum or maximum parcel size.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. the minimum parcel size for extensive agricultural pursuits is not dealt with.

MUNICIPAL DISTRICT OF TABER No. 14

Country Residential

1. General

   a) a discretionary use in the Agricultural District.

   b) no minimum/maximum parcel restrictions.

   c) no soil restrictions

   d) no information on soils or acreage so designated.

2. Farmsteads

   a) discretionary in the Hamlet - Transitional and Urban Fringe Districts.

3. First Parcel Out

   Not specifically dealt with.

4. Multi-Parcel Subdivision

   Not specifically dealt with.

5. Mobile Home Parks

   a) a discretionary use under Hamlet - Residential.

   b) no soil restrictions.

Rural Industrial

1. no such district; industry to locate in Hamlets.

2. no soil restrictions.

Intensive Livestock Operations

1. applications for new, relocated or expanding operations may be allowed on the basis of -

   a) applicant qualifying for a Certificate of Compliance

   b) information in the Decision Reports of Alberta Agriculture and Alberta Environment.

   c) if "reasonable" to do so.

M. D. of Taber (2)

2. Protection - no rural non-farming residence to be located within ½ mile of intensive livestock operation.

3. Restrictions - "1" is applicable only when the site of the operation is:

   a) within a city, town, village or designated hamlet.

   b) less than 3 miles from a city boundary

   c) less than 2 miles from a town, village or designated hamlet with more than 500 people.

   d) less than 1 mile from a population center of under 500 people.

   e) less than ½ mile from an existing or approved residence.

Intensive Horticultural Pursuits

1. discretionary within the Agricultural and Urban Fringe Districts.

2. no other requirements.

Hobby Farming

Not specifically dealt with.

80 Acre Splits

1. no mimimum parcel size for extensive agricultural pursuits specified.

MUNICIPAL DISTRICT OF WAINWRIGHT No. 61

Country Residential

1. General

   a) CR subdivision is prohibited on land currently under agricultural production and classified as either arable or improved pasture.

   b) the subdivision of 1 parcel/quarter shall be permitted (including existing farmsteads) and more may be permitted.

   c) parcel sizes

      i) no agricultural pursuits: 0.4 ha to 1.2 ha

      ii) minor agricultural pursuits: 1.2 ha to 4 ha

   d) two districts have been created; one on #5 soil, the other on #6. The precise acreage is unknown though it appears to be less than 160 acres for each district.

2. Farmstead Separation

   a) considered as a country residence for the purposes of density/quarter in the Agricultural District.

   b) parcel size: 0.4 to 4.0 ha though the D.O. may consider natural or physical barriers.

3. First Parcel Out

   Not explicitly considered.

4. Multi-Parcel Subdivisions

   a) a CR district must be within the general regulations above.

   b) no maximum density has been specified.

5. Mobile Home Parks

   a) minimum area of 2 ha.

   b) maximum density of 20 units/hectare.

   c) no soil restrictions.

M. D. of Wainwright (2)

Rural Industrial

1. no soil restrictions

2. the D.O. shall request comment on each application from a number of agencies including Alberta Agriculture.

Intensive Livestock Operations

1. each application individually considered.

2. applicant must qualify for a Certificate of Compliance.

3. no intensive livestock or poultry operation within 1.6 km of an urban centre if it may interfere with the development of that centre in the foreseeable future.

4. there is no protection given existing operations.

Intensive Horticultural Operations

1. each application individually considered.

2. no protection for existing operations.

Hobby Farming

Not explicitly dealt with.

80 Acre Splits

1. minimum parcel size is 160 acres for extensive farming.

2. smaller parcels are permitted if fragmented by natural or physical barriers.

MUNICIPAL DISTRICT OF WESTLOCK No. 92

Country Residential

1. General

   a) CR subdivision prohibited on lands presently under agricultural production that are classified as either arable or improved pasture.

   b) if not restricted by "1a)", 1 parcel subdivision per quarter shall be permitted; more than one may be allowed.

   c) minimum and maximum parcel sizes;

      i) no agricultural pursuits - 1 - 3 acres.

      ii) minor agricultural pursuits - 3 - 10 acres.

   d) no information regarding acreage actually designated CR.

2. Farmstead Subdivision

   a) may be subdivided from quarter but restricted to general CR rules - i.e. more than 1 per quarter is discretionary.

   b) parcel size 1 - 3 acres, though physical and natural barriers may be considered.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivision

   a) subject to general CR rules

   b) CR district may only be established where a plan of subdivision has been approved by the Director of Planning per S. 20-22 of the Regulations.

5. Mobile Home Parks

   a) minimum site area is 5 acres.

   b) maximum density is 8 units/acre.

   c) there are no soil restrictions.

M. D. of Westlock (2)

Rural Industrial

1. no soil restrictions.

2. an advisory comment on each proposed development from each of a group of agencies is required, one being Alberta Agriculture.

Intensive Livestock Operations

1. each application individually considered; there is no specific criteria for granting a permit.

2. an applicant must qualify for a Certificate of Compliance.

3. no permit will be issued if the operation is within 1 mile of an urban center and development of same may be hindered in the foreseeable future by the livestock operation.

Intensive Horticultural Pursuits

1. a discretionary use in the Agricultural District.

2. parcel size at the discretion of the MPC.

Hobby Farming

Not specifically dealt with.

80 Acre Splits

1. 160 acres is the minimum parcel size for extensive agriculture.

2. exceptions may be made for fragmentation due to natural or physical barriers.

MUNICIPAL DISTRICT OF WILLOW CREEK No. 26

Country Residential

1. General

   a) no provision for CR districts

   b) CR may be permitted in the Rural (agricultural) district.

2. Farmsteads

   a) as a discretionary use, may have farmstead subdivided

   b) maximum area 10 acres (per conversation with D.O. secretary); no minimum stated.

3. First Parcel Out

   Not explicitly dealt with.

4. Fragmented Parcels

   a) One CR subdivision/parcel permitted.

5. Multi-Parcel Subdivisions

   a) not explicitly dealt with.

   b) in telephone conversation with D.O. secretary (D.O. not available), practice is to have MPC assess each multi-parcel subdivision plan individually.

6. Mobile Home Parks

   Not explicitly dealt with.

Rural Industrial

1. no soil restrictions.

Intensive Livestock Operations

1. discretionary use in the Rural district.

2. no protection or restriction based on MDS formula or Certificate of Compliance; however, no CR within ½ mile of an existing or proposed feedlot.

M. D. of Willow Creek (2)

Intensive Horticultural Operations

1. same as Intensive Livestock Operations.

Hobby Farms

Not specifically dealt with.

80 Acre Splits

1. minimum parcel size, 160 acres for extensive agricultural use.

Miscellaneous

1. stripping of topsoil is prohibited.

IMPROVEMENT DISTRICT No. 1

Country Residential

1. General

   a) there are no soil restrictions

   b) up to 2 individual CR subdivisions per quarter are allowed in the A2 Agricultural District. There is no CR development allowed in A1 which deals with urban fringe lands.

   c) of 658 acres so designated, 608 or 92% are on soils#4,5,6.

   d) the minimum area is 1 ha.

2. Farmstead Separation

   Not explicitly dealt with.

3. First Parcel Out

   Not explicitly dealt with.

4. Multi-Parcel Subdivision

   a) no soil restrictions

   b) minimum sites of 1 - 4 ha.

   c) no density maximum.

5. Mobile Home Parks

   a) no soil restrictions

   b) minimum area of 2 ha.

Rural Industrial

1. permitted uses are agriculturally based; industrial uses are discretionary in the Rural Industrial District.

2. minimum parcel size is 80 acres.

Intensive Livestock Operations

1. a discretionary use in the A2 district.

2. no Certificate of Compliance or MDS formula application required.

I.D. No. 1 (2)

Intensive Horticultural Pursuits

1. market gardening is a permitted use within the A-2 district.

2. other types of intensive horticulture are discretionary uses in the same district.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. a minimum of 80 acres is required for parcels in both A1 and A2 districts, used for extensive agricultural operations.

IMPROVEMENT DISTRICT No. 6

Country Residential

1. General

   a) the district is divided into the Agricultural and Forestry Reserve Districts.

   b) country residences are allowed as a discretionary use in the Agricultural District.

   c) a minimum site area of 1 acre is required.

   d) there are no soil restrictions affecting where a CR may be located.

2. Farmstead Separation

   Not specifically considered.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivisions

   Not specifically considered.

5. Mobile Home Parks

   Not specifically considered.

Rural Industrial

1. no such district.

2. industrial uses are discretionary within the Agricultural District.

Intensive Livestock Operations

1. a discretionary use within the Agricultural District.

2. there is no requirement that a Certificate of Compliance be given or that the MDS formula be used.

I. D. No. 6 (2)

Intensive Horticultural Pursuits

1. a discretionary use within the Agricultural District.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. minimum parcel size for extensive agriculture is 160 acres.

2. minimum parcel size for discretionary uses within the Agricultural District is determined by the MPC.

IMPROVEMENT DISTRICT No. 7

Country Residential

1. General

   a) there is no CR district designation under this Order.

   b) isolated CR development is a discretionary use under the Agricultural District.

   c) no permit for CR when 3 or more parcels on a quarter are already used for CR, Hamlet Commercial, Industrial, or Hamlet Residential unless the Minister reclassifies the land.

   d) there are no soil restrictions.

   e) the sites are to be between 1 - 10 acres.

2. Farmstead Separation

   Not specifically considered.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivision

   Not specifically considered.

5. Mobile Home Parks

   Not specifically considered.

Rural Industrial

1. no soil restrictions

2. minimum site area of 2 acres.

Intensive Livestock Operations

1. a discretionary use in the Agricultural District.

2. no requirement that the applicant qualify for a Certificate of Compliance or that the MDS formula be used.

I.D. No. 7 (2)

Intensive Horticultural Pursuits

1. market gardening, greenhouse and nursery gardens are permitted uses within the Agricultural District.

Hobby Farming

Not explicitly considered.

80 Acre Splits

1. minimum area in the Agricultural District for permitted uses is that area per the certificate of title.

IMPROVEMENT DISTRICT No. 8

Country Residential

1. General

   a) there is no CR district designation under this Order.

   b) the only subdivision concerns farmsteads - a discretionary use within the Agriculture - Conservation District (A-C).

2. Farmstead Separations

   a) see 1(b) above.

   b) when there has been no previous subdivision in a quarter section, 1 parcel may be subdivided when the purpose is to provide a parcel for an existing, habitable farm dwelling. The balance of the quarter is to be used for agricultural purposes.

   c) the site is to be from 1 - 10 acres.

3. First Parcel Out

   a) see "Farmstead Separations".

4. Multi-Parcel Subdivisions

   Not explicitly considered.

5. Mobile Home Parks

   Not explicitly considered.

Rural Industrial

1. no such district.

2. industrial uses are discretionary and permitted within the Hamlet Industrial District.

3. no soil restrictions.

I.D. No. 8 (2)

Intensive Livestock Operations

1. a discretionary use in the Agricultural - Conservation District (A-C).

2. a permitted use in the Agricultural District (A-2).

3. siting of intensive agricultural use must be a minimum of 1000 feet from a non-farm residence.

4. there are no requirements for a Certificate of Compliance or the use of the MDS formula.

Intensive Horticultural Pursuits

1. see "1" and "2" under Intensive Livestock Operations.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. 160 acre minimum required in the A-C District; 20 acre minimum in the A-2 District.

2. the distinction between the Districts - the A-C District is designed to encourage extensive agriculture, the A-2 district is designed for intensive agriculture.

Miscellaneous

1. Topsoil stripping is prohibited except for normal farming operations or for various types of construction.

IMPROVEMENT DISTRICT No. 15

Country Residential

1. General

   a) the Order provides for 2 CR Districts:

      i) CR-1 - no agricultural pursuits permitted; parcels from 1 - 3 acres.

      ii) CR-2 - minor agricultural pursuits permitted (market gardening, greenhouses, nurseries, beekeeping); parcels from 3 - 10 acres.

   b) there are no soil restrictions.

2. Farmstead Separations

   a) 1 separation per quarter permitted.

   b) natural of physical barriers may be considered in determining the size of the parcel.

   c) a soil sample and list of uses made of the parcel in the last 10 years must be submitted with the application (there is no indication of the criteria against which this information is assessed).

   d) D.O. may visually inspect the site and ask the District Agriculturist to comment on the proposal.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivisions

   a) see CR - "General" (CR-1 and CR-2 are multi-parcel districts)

   b) maximum density of 16 parcels/quarter.

5. Mobile Home Parks

   a) 2 Districts deal with mobile homes:

      i) the Residential Mobile Home Subdivision District - allows mobile homes on separately registered parcels.

      ii) the Residential Mobile Home Park District - permits the rental of land which mobile homes may be placed on. Minimum site of 5 acres.

b) maximum density: 8 units/acre for both districts.

c) not be be located in close proximity to conflicting or noxious land use.

Rural Industrial

1. applications to include reasons for specific location and to be accompanied by data on:

   a) prevailing winds

   b) soil study

   c) proximity to water bodies

   d) vegetation

2. no development with A-3 District unless the proposal has received the prior comments of the abutting incorporated urban municipality.

3. Resource Extraction Industries

   a) application to be accompanied by data on:

      i) sequence and extent of development

      ii) proposed use of land after development

      iii) agricultural capability of land

      iv) measures to be taken for reclamation

   b) applications must conform to the "Guidelines for the Reclamation of Land".

Intensive Livestock Operations

1. discretionary uses within A-1 and A-2 Agricultural Districts.

2. D.O. may request information to fully assess proposal.

3. permits to be accompanied by written comments by the D.O.

4. no use of the MDS formula; no requirement that an applicant qualify for a Certificate of Compliance.

I.D. No. 15 (3)

Intensive Horticultural Pursuits

1. permitted uses in A-1, A-2 and A-3 Agricultural Districts.

2. parcel size at the discretion of the MPC.

Hobby Farming

1. Order allows for a Small Holdings District.

2. primary income is to be derived from non-farming sources.

3. permitted uses:

   a) use of a greenhouse

   b) nursery

   c) keeping poultry or livestock for non-commercial use.

4. discretionary:

   a) keeping poultry or livestock (presumably for commercial use)

5. minimum parcels:

   a) 10 acres unless within the Urban Fringe District

   b) 40 acres if within Urban Fringe District - unless fragmented by natural or physical barriers.

80 Acre Splits

1. minimum area for extensive agricultural use is 80 acres.

2. no development that would result in 2 or more contiguous parcels of land in a quarter being used for CR-1, CR-2 or Rural Industrial unless the Minister reclassified the land.

Miscellaneous

1. there are 3 agricultural districts: A-1, A-2, A-3

2. A-1 - the purpose for this designation is to conserve extensive areas of land for agricultural use.

3. A-2 - the purpose is to allow for the compatible non-agricultural use of land with the lowest agricultural capability (not defined).

I.D. No. 15 (4)

4. A-3 - the purpose is to restrict development around urban centers to those uses requiring a "larger lot or parcel" (not defined).

5. topsoil may be stripped in the Forestry District and A-2 District - application referred to Soil Conservation.

IMPROVEMENT DISTRICT No. 16

Country Residential

1. General

   a) the Order creates 3 CR districts:

      i) CR2A - allows minor agricultural pursuits but the main source of income is to be non-agricultural.
         - parcels to be 5 - 10 acres.

      ii) CR2B - no agricultural pursuits
         - parcels to be 3 - 5 acres.

      iii) CR3 - regulate CR development within the Sturgeon Lake Development Policy Area
         - no agricultural pursuits allowed
         - parcels to be 1 - 5 acres.
         - parcel density at the MPC's discretion
         - 70 ac. on #2 soil have been designated CR-3.

   b) there is no provision for isolated CR parcels within the agricultural district.

2. Farmstead Separation

   Not explicitly considered.

3. First Parcel Out

   Not explicitly considered.

4. Multi-Parcel Subdivision

   a) see 1(a)iii above.

5. Mobile Home Parks

   a) no soil restrictions

   b) density: 8 units/acre

   c) minimum parcel: 5 acres

I.D. No. 16 (2)

Rural Industrial

1. purpose: to accommodate industry considered appropriate to a rural environment.

2. minimum parcel size at MPC's discretion.

Intensive Livestock Operations

1. a discretionary use in A-1 district.

2. no use made of the MDS formula or Certificate of Compliance either to protect existing facilities or restrict proposed operations.

Intensive Horticultural Pursuits

1. discretionary uses in both the A-1 and A-2 Agricultural Districts.

Hobby Farming

1. not explicitly considered, though minor agricultural pursuits are permitted in the CR2B District.

80 Acre Splits

1. a minimum 160 acres required for extensive agricultural uses; other uses are at the discretion of the MPC.

Miscellaneous

1. there are 2 Agricultural Districts -

   a) A-1 - purpose is to conserve extensive farm land.

   b) A-2 - purpose is to control the development of land around urban centers.

2. reclassification, by the Minister, of land in agricultural districts is necessary when a development would result in 2 or more contiguous parcels of land designated as CR-2A, CR-2B, recreational, institutional, industrial, or hamlet residential, industrial or commercial.

3. topsoil stripping is a discretionary use in the A-1, A-2 and Forestry districts.

IMPROVEMENT DISTRICT No. 17

Country Residential

1. General

   a) there are 4 CR districts under this Order.

      i) CR-1 - no agricultural uses
              - parcels 1 to 5 acres

      ii) CR-2 - minor agricultural uses
              - parcels 3 - 10 acres
              - 70 acres on #7; 10 acres on #2.

      iii) CR-3 - confined to CR in lake districts
              - no agricultural pursuits
              - minimum site of 0.5 ac.
              - density per MPC
              - maximum per MPC

      iv) CR-4 - no agricultural pursuits
              - parcels 3 - 5 acres.

   b) there are no soil restrictions.

2. Farmstead Separation

   a) may be subdivided

   b) parcels from 1 to 10 acres.

   c) consideration may be given to physical or natural barriers in determining parcel size.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivisions

   a) see 1(a)iii.

5. Mobile Home Parks

   a) no soil restrictions

   b) density of 6 units/acre

   c) minimum parcel size of 5 acres.

   d) there is also a Mobile Home Subdivision District (individually owned lots) - the density and parcel size are the same as in the Mobile Home Park District.

I.D. No. 17 (2)

Rural Industrial

1. there are two districts:

   a) RM-1 - designed to accommodate industrial uses appropriate to a rural area.

   b) RM-2 - designed to accommodate site specific industries ie. gas plants, iron ore extraction.

2. there are no soil restrictions in either district.

3. a minimum of 2 acres per site in RM-1; 10 acres minimum in RM-2.

Intensive Livestock Operations

1. a discretionary use in the A-1 district.

2. no use made of the MDS formula or Certificate of Compliance to restrict or protect operations.

Intensive Horticultural Pursuits

1. a discretionary use in the A-1 district.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. minimum site area for extensive agriculture is a quarter section.

Miscellaneous

1. there are two agricultural districts:

   a) A-1 - designed to conserve large areas of land for extensive agricultural use.

   b) A-2 - designed to control the use of land adjacent to urban centers.

2. an application for topsoil stripping may be referred to the Soil Conservation Officer for advice.

IMPROVEMENT DISTRICT No. 18

Country Residential

1. General

   a) no soil restrictions

   b) Minister must reclassify land when a proposed development would result in more than 2 parcels per quarter or 2 or more contiguous parcels used for CR per quarter.

   c) 1040 acres on #4 soil and 80 acres on #5 soil have been designated CR in the Lac La Biche area.

   d) CR designation has taken place around Fort Chipewyan; however, acreage and soil classification information is unavailable.

   e) parcel size: 1 - 5 acres.

   f) maximum density: 30 lots/quarter

2. Farmstead Separation

   a) one subdivision per quarter of a farmstead actually used in connection with agricultural uses.

   b) parcels to be 1 - 10 acres though consideration may be given to natural or physical barriers.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivisions

   Not specifically considered.

5. Mobile Home Parks

   a) minimum parcel of 3 acres.

   b) maximum density of 8 units/acre.

   c) no soil restrictions.

I.D. No. 18 (2)

Rural Industrial

1. should not be located on land with a 20% or greater agricultural capability.

2. no industry on a river or lakeshore.

3. no permit which would result in 3 or more parcels per quarter or 3 contiguous parcels used for industrial purposes unless the Minister has reclassified the land.

Intensive Livestock Operations

1. no use made of MDS formula or the Certificate of Compliance.

2. a discretionary use in the A-1 and A-2 Districts.

Intensive Horticultural Operations

1. a discretionary use in the A-1 and A-2 Districts.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. minimum parcel size of ¼ section in A-1 and A-2 districts.

Miscellaneous

1. there are two agricultural districts -

   a) A-1 - designated to conserve extensive areas of land for agricultural use.

   b) A-2 - designated to control the development of land adjacent to urban centers.

IMPROVEMENT DISTRICT No. 19

Country Residential

1. General

   a) there are 3 CR districts

      i) CR-1 - does now allow any agricultural pursuits
               - parcels of 1 - 5 acres

      ii) CR-2 - minor agricultural pursuits allowed
               - must derive main income from non-agricultural uses
               - parcels of 5 - 10 acres

      iii) CR-3 - regulates CR development adjacent to lakes
               - no agricultural pursuits
               - parcels of 1 - 5 acres
               - parcel density per MPC

   b) there are no soil restrictions for these districts.

2. Farmstead Separation

   a) a discretionary use within the A-2 district.

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivision

   a) not specifically considered; no maximum density given re CR-1 or CR-2 districts.

5. Mobile Home Parks

   a) no soil restrictions

   b) maximum density of 8 units per acre

   c) minimum parcel: 5 acres.

Rural Industrial

1. no soil restrictions

2. minimum parcel of 2 acres.

I.D. No. 19 (2)

Intensive Livestock Operations

1. no use of MDS formula

2. no requirement for a Certificate of Compliance.

Intensive Horticultural Pursuits

1. a discretionary use in the A-2 district.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. the minimum parcel size in A-1 and A-2 for extensive agriculture is a quarter section.

Miscellaneous

1. A-1 and A-2 agricultural districts differ:

   a) A-1 is designed to conserve extensive areas of land for a wide range of agricultural uses.

   b) A-2 is designed to control around urban centers.

2. Topsoil stripping is a discretionary use in the A-2 and Forestry Districts.

   a) there is no requirement that an application for topsoil stripping be referred to the Soil Conservationist for comment.

IMPROVEMENT DISTRICT No. 20

Country Residential

1. General

   a) the order creates 3 CR designations:

      i) CR-1 - no agricultural pursuits
              - parcels of 1 - 5 acres.

      ii) CR-2 - minor agricultural pursuits permitted
               - 5 - 10 acres permitted.

      iii) CR-3 - regulates development within the Sturgeon Lake Development Policy Area as well as other lakes in the I.D.
               - no agricultural pursuits allowed.
               - parcels of 5 - 10 acres.
               - density fixed by the MPC.

   b) there are no soil restrictions for any of these districts.

   c) no information as to soil classification or number of acres actually designated CR.

2. Farmstead Separation

   a) a discretionary use with the A-2 district.

   b) no definition of "farmstead".

3. First Parcel Out

   Not specifically dealt with.

4. Multi-Parcel Subdivision

   Not specifically dealt with.

5. Mobile Home Parks

   a) no soil restrictions

   b) regulations concerned with the visual appearance and amenities of parks.

   c) density maximum: 8 units/acre.

   d) site area minimum: 5 acres.

I.D. No. 20 (2)

Rural Industrial

1. purpose of this district is to harmonize agricultural and natural resource extraction industrial uses.

2. no soil restrictions.

3. 2 acres minimum parcel size.

Intensive Livestock Operations

1. a discretionary use in the A-1 district.

2. no requirement for a Certificate of Compliance.

3. no use made of the MDS formula to protect or restrict such operations.

Intensive Horticultural Pursuits

1. a discretionary use in the CR-2 district (vegetable and fruit garden, greenhouses, nursery gardens, allowed).

2. not explicitly allowed in the agricultural districts though MPC has the discretion of allowing uses similar to those listed.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. the minimum parcel size for extensive agricultural uses is a quarter section.

Miscellaneous

1. the order creates 2 agricultural districts:
   a) A-1 - designed to conserve extensive areas of land for a wide variety of agricultural uses.
   b) A-2 - designed to regulate the development of land near urban centers.

2. topsoil stripping
   a) a discretionary use in both agricultural districts.
   b) shall be referred to the Soil Conservation Officer for comment.

3. The Minister must reclassify agricultural land to the appropriate district when a development proposal would result in 2 or more adjacent parcels of land on a quarter being used for country residential, recreational facility, institutional or industrial uses.

IMPROVEMENT DISTRICT No. 21

Country Residential

1. General

   a) the order creates 3 CR districts -

      i) CR-1 - minor agricultural pursuits permitted though main income must be from non-agricultural sources.
      - parcels of 3 - 10 acres permitted.

      ii) CR-2 - no agricultural pursuits permitted.
      - parcels to be 3 - 5 acres.

      iii) CR-3 - designed to regulate CR development around lakes.
      - no agricultural pursuits allowed
      - parcels to be 3 - 5 acres
      - maximum density of 40 parcels/quarter.

   b) there are no soil restrictions.

2. Farmstead Separation

   Not specifically dealt with.

3. First Parcel Out

   Not specifically dealt with.

4. Multi-Parcel Subdivision

   Not specifically dealt with.

5. Mobile Home Parks

   a) no soil restrictions.

   b) regulations concerned with lot sizes, appearances and amenities of parks.

   c) maximum density of 8 units per acre.

   d) minimum site area of 5 acres.

Rural Industrial

1. no soil restrictions
2. regulations concerned primarily with placement of building.
3. minimum site area of 2 acres.

I.D. No. 21 (2)

Intensive Livestock Operations

1. a discretionary use with the A-2 district.

2. A-1 and A-2 districts regulations allow the MPC the discretion or permitting "other similar uses" - possibly intensive livestock operations would be allowed in the A-1 district.

3. operator not required to qualify for a Certificate of Compliance.

4. no use made of the MDS formula to protect existing or restrict proposed facilities.

Intensive Horticultural Pursuits

1. a discretionary use in the A-2 district.

2. the A-1 and A-2 districts allow the MPC the discretion of permitting "other similar uses".

3. no protection, restriction for same.

Hobby Farming

Not specifically considered.

80 Acre Splits

1. the minimum parcel for extensive agricultural uses is one quarter section.

Miscellaneous

1. there are 2 agricultural districts in this order -

   a) A-1 - designed to conserve extensive areas of land for a wide range of agricultural uses.

   b) A-2 - designed to regulate the use of land around urban centers.

2. topsoil stripping

   a) applications are referred to the Soil Conservation Officer for a recommendation.

   b) a discretionary use in the A-1 district.

IMPROVEMENT DISTRICT No. 22

Country Residential

1. General

   a) the order provides for 5 CR districts:

      i) CR-1 - minor agricultural pursuits permitted
               - 3 - 10 acre parcels

      ii) CR-2 - minor agricultural pursuits and industrial storage permitted
               - 3 - 10 acre parcels

      iii) CR-3 - minor agricultural pursuits and industrial storage not permitted.
               - public institutions and buildings permitted.
               - 3 - 5 acre parcels

      iv) CR-4 - minor agricultural pursuits and industrial storage not permitted.
               - 3 - 5 acre parcels

      v) CR-5 - regulates CR development around lakes
               - no agricultural pursuits permitted
               - 0.5 ac. minimum parcel size; maximum per MPC
               - parcel to quarter ratio at the MPC's discretion

2. Farmstead Separation

   Not specifically considered

3. First Parcel Out

   Not specifically considered.

4. Multi-Parcel Subdivision

   a) considered only tangentially for CR-5 in that a density is prescribed.

5. Mobile Home Parks

   a) no soil restrictions

   b) maximum density: 8 units/acre

   c) minimum parcel size: 5 acres

   d) regulations are concerned primarily with appearance and amenities.

I.D. No. 22 (2)

Rural Industrial

1. no soil restrictions

2. 2 RM Districts:

   a) RM-1 - designated to accommodate industrial uses appropriate to a rural area - minimum 2 acre parcels.

   b) RM-2 - designated to accommodate site specific large manufacturing and resource extraction industries - minimum 10 acre parcels.

Intensive Livestock Operations

1. a discretionary use in the A-1 and A-2 districts.

2. there is no requirement that an applicant qualify for a Certificate of Compliance.

3. no use is made of the MDS formula to protect existing, or to restrict proposed facilities.

Intensive Horticultural Pursuits

1. market gardening is a discretionary use in both the A-1 and A-2 districts.

2. no protection given existing intensive horticultural pursuits; no restrictions against proposed development.

Hobby Farming

not specifically considered.

80 Acre Splits

1. extensive farming requires a minimum of one quarter section.

Miscellaneous

1. there are 2 agricultural districts -

   a) A-1 - designated to conserve "prime" agricultural land. "Prime" defined as having a 41% or greater agricultural capability if cultivated; if not cultivated it must be classified as #1,2 or 3 soil in the CLI.

I.D. No. 22 (3)

b) A-2 - designated to control development around urban areas.

2. topsoil stripping -

a) the Soil Conservationist is asked to consider the proposal and make recommendations.

b) a discretionary use in both agricultural districts.